



SUBMITTING PROPOSED EDITS TO THE DC COMPREHENSIVE PLAN

Whereas, ANC 5D has worked in conjunction with its Zoning and Development subcommittee to review the District of Columbia's Comprehensive Plan; and

Whereas, the commission is interested in the following key policies:

- Increase emphasis on multi-bedroom, affordable housing appropriate for families
- Promote high-occupancy public transit along Benning and Bladensburg Roads that increases connectivity with the streetcar and other options
- Discourage car dealerships and automotive businesses along Bladensburg Road so that large lots can be used for high-density housing options
- Reduce heavy truck and commuter bus traffic on residential streets, particularly along West Virginia Ave NE where traffic calming measures are drastically needed
- Address high number of vacant, abandoned and boarded up structures in Trinidad and Ivy City to could otherwise be used for affordable housing options
- Require the construction of bike and pedestrian infrastructure, including designated pick up and drop off/freight zones, protected bike lanes and other safe street designs, with all new large developments
- Require aggressive transportation demand management measures prior to approval of all new developments
- Increase density along all transit corridors and near job centers. Parcels near transit stop (Metro rail, Metro bus, circulator or streetcar) or employment centers should be zoned as high density mixed use residential/commercial/retail.
- Parcel out the The Crummell School site separate from the development plans proposed by Greg Casten and the Jarvis Company. The land use category for Crummell School and the allotted acreage of land should be classified as Parks, Recreation, and Open Space and Local Public Facilities because of the desired future use of the space; therefore be it

Resolved, that ANC 5D submits the following attachments with edits to the text of the Comprehensive Plan

This resolution came before ANC 5D at a duly noticed public meeting on January 14, 2020. ANC 5D is composed of 7 Commissioners such that 4 Commissioners constitute a quorum. With 6 Commissioners present, ANC5D voted 6 (Yea) 0 (Nay) 0 (Abstain).

Chairperson, ANC 5D

Secretary, ANC 5D



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Whereas, ANC 5D has worked in conjunction with its Zoning and Development subcommittee to review the District of Columbia's Comprehensive Plan; and

Whereas, the commission is interested in the following key policies:

- Support ZC 19-30
- Increase emphasis on multi-bedroom, affordable housing appropriate for families
- Promote high-occupancy public transit along Benning and Bladensburg Roads that increases connectivity with the streetcar and other options
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~~DELETIONS (OP)~~**ADDITIONS (OP)**~~DELETIONS (SAC)~~**ADDITIONS (SAC)****CITATION HEADING**

CITATION Narrative Text. Citation

NEW **New text, policy, or action.**CITATION *Policy Element Abbreviation-Section Number.Policy Number: Policy Name*CITATION *Action Element Abbreviation-Section Number.Action Letter: Action Name*Completed Action Text (at end of action and before citation): **Completed – See Implementation Table.****300 OVERVIEW 300**

300.1 The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the city, and provides direction on a range of development, ~~conservation,~~ **preservation,** and land use compatibility issues. The Element describes the ~~balancing of priorities that must take place in order to~~ **range of considerations involved in** accommodating a multiplicity of land uses within ~~the boundaries of the District of Columbia-Washington, DC.~~ 300.1

300.2 The critical land use issues ~~facing the District of Columbia~~ are addressed in this element. These include:

- ~~Promoting neighborhood conservation~~
- **Providing adequate housing, particularly affordable housing**
- **Conserving, C**reating and maintaining ~~successful inclusive~~ **neighborhoods, accessibility, and diversity, while allowing new growth**
- Strengthening Downtown
- Enhancing neighborhood commercial districts and centers
- Balancing competing demands for finite land resources
- Directing growth and new development to achieve economic vitality **and creating jobs** while minimizing adverse impacts on residential areas and open space
- **Promoting transit-accessible, sustainable development**
- **Improving resilience**

Comprehensive Plan Land Use Element

October 2019

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- Siting challenging land uses 300.2

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300.3 More than any other part of the Comprehensive Plan, this Element lays out the policies through which ~~the city will accommodate~~ growth and change ~~occur~~, while conserving and enhancing ~~its~~ neighborhoods, commercial districts, and other areas. Because the Land Use Element integrates, and to some degree balances, the policies and objectives of all the other District Elements, ~~it should be given greater weight than the other elements~~ as competing policies in different elements are balanced. 300.3

300.4 Although the District of Columbia was almost fully developed by 1960, the demand for land for housing and jobs has continued to fuel land use change. The changing needs of the federal government, private industry, and ~~the city's~~ ~~s~~ institutions ~~still continually reshape the landscape, on a daily basis. The city's~~ ~~y's~~ aging, environmentally-inefficient, and underutilized building stock still requires refurbishment and replacement. The renewed popularity of urban city living generates the need for more housing and new amenities. 300.4

300.5 Land use changes have the potential to make **Washington, DC** ~~the city~~ more vibrant, economically healthy, exciting, and even more environmentally sustainable **and resilient** than it is today. But without proper direction and coordinated public investment, change can also be adverse. The Land Use Element strives for positive outcomes in all parts of the city by setting policies on appropriate uses and densities, and describing how different uses can successfully co-exist. 300.5

NEW The built environment and natural features of the city can protect against the acute shocks and reduce the chronic stresses facing the District; conversely, without proper planning or maintenance, the built environment and natural features can make communities vulnerable to these shocks and stresses. The Land Use Element addresses the provision, protection, and enhancement of physical assets and critical facilities including housing, infrastructure and transportation systems, and its natural, historic, and cultural resources to become a truly resilient city. The vulnerability of buildings, infrastructure, and ecosystems to the adverse effects of climate change is expected to increase due to more days with high temperatures, more flooding caused by heavy rainfall and rising sea levels, and more economic disruption from extreme weather events.

300.6 The Element is divided into several sections. The first section provides basic data on land use and density in the District of Columbia. Subsequent sections of the element present policies and actions, organized under the following major topic headings:

- Shaping the City
- Creating and Maintaining Successful Neighborhoods

Comprehensive Plan Land Use Element

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- Balancing Competing Demands for Land. 300.6

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The definitions of Land Use categories and description of the Future Land Use Map and Generalized Policies Map may be found in Chapter 2 (Framework Element).

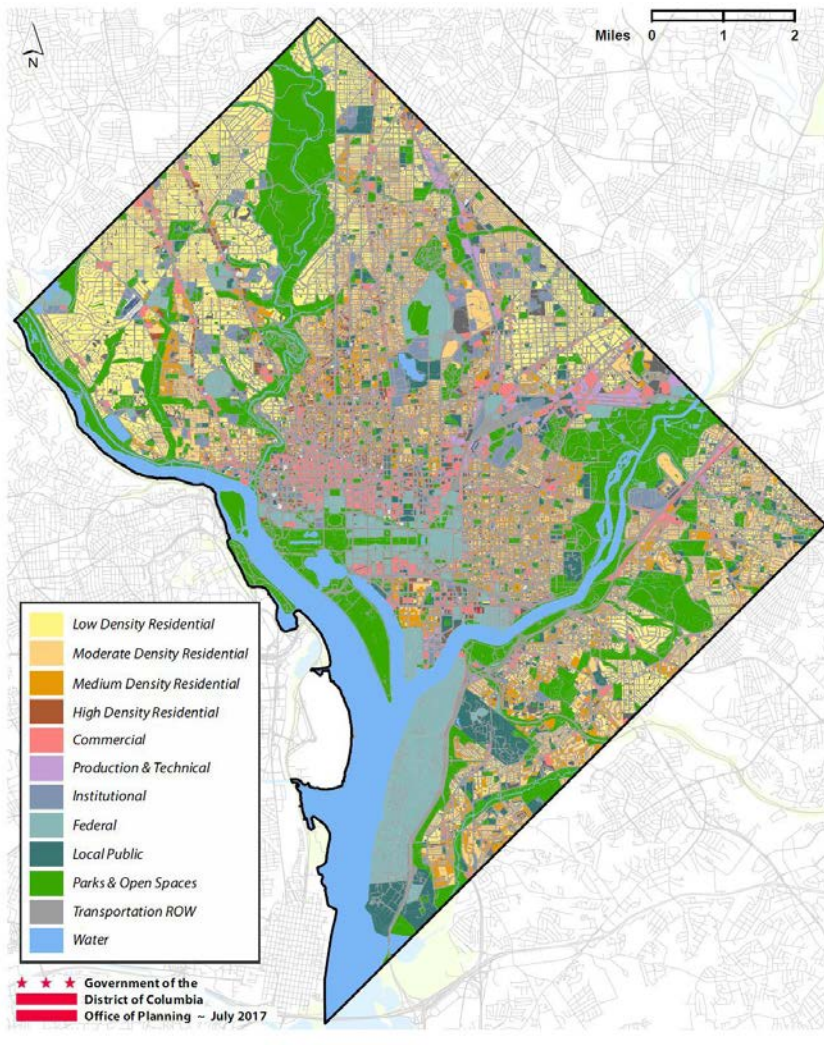
301 **LAND USE PROFILE OF THE DISTRICT OF COLUMBIA 301**

301.1 The District of Columbia comprises 69 square miles, including approximately eight square miles of water and 61 square miles of land. Land use patterns, illustrated in Map 3.1, reveal an expansive city “core” of about four square miles centered around the open spaces of the federal city. The core is surrounded by an inner ring of moderate to high density residential and mixed use neighborhoods, extending west to Georgetown, north to Columbia Heights and Petworth, east across Capitol Hill, and south to the Anacostia River and Near Southwest. Beyond the inner ring is an outer ring of less dense development, characterized largely by single family housing and garden apartments. The two rings generally correspond to historic development patterns, with most of the inner ring developed ~~prior to 1910~~ **by about 1920** and the outer ring developed after ~~1910~~ **about 1920**. 301.1

301.2 The impact of the city’s transportation network on land use patterns is apparent in Map 3.1. Most of the commercial and higher density development beyond the core of the city hugs radial avenues like Connecticut Avenue NW and Pennsylvania Avenue SE. Most of the District’s industrial development follows the railroad corridors running from Union Station east along New York Avenue and north to Silver Spring. The historic connection between transportation and land use continues to shape the city today, with Metrorail station areas **being** ~~emerging as~~ the **most robust** ~~city’s newest~~ activity centers. 301.2

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301.3 Map 3.1: Existing Land Use ~~2005~~2017



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301.4 ~~Table 3.1: Acres of Existing Land Use by Planning Area, 2005~~

- 301.5 Map 3.1 reveals other distinctive land use patterns. ~~The city's~~ Open space networks, particularly those along Rock Creek and the Potomac and Anacostia Rivers, are apparent. Large institutional uses—including some 2,000 acres of colleges, universities, hospitals, seminaries, and similar uses ~~across the city~~ are visible. Federal enclaves beyond the core of the city, such as ~~Joint Base Anacostia~~-Bolling ~~Air Force Base~~, the St. Elizabeths Hospital ~~West~~ Campus, ~~Walter Reed Hospital~~, and the Armed Forces Retirement Home, appear prominently. Many of the federal and institutional uses are located in areas that are otherwise residential in character. While this creates the potential for land use conflicts, these uses are also important open space buffers, job centers, community anchors, and resources for the surrounding neighborhoods. 301.5
- 301.6 Table 3.1 indicates the existing acreage in different land uses in each of the ~~city's~~ ten Planning Areas. Figure 3.1 shows the location of these Planning Areas. The table shows both similarities and differences between Areas. ~~Both the "inner ring" and "outer ring" neighborhoods generally contain 30 to 40 percent of their land areas in residential uses.~~ On the other hand, residential uses represent less than two percent of Central Washington and less than 10 percent of the Anacostia Waterfront. About 27 percent of the District consists of road rights-of-way, although only about ~~60% half~~ of this acreage actually consists of the paved streets themselves. For instance, road rights of way constitute 40 percent of Capitol Hill, but most of this land consists of landscaped or bricked front "yards" along streets with exceptionally wide rights-of-way. 301.6
- 301.7 Despite the significant number of jobs in the city, commercial uses represent less than five percent of the city's land area, and industrial uses represent ~~just less than~~ one percent. Commercial uses represent about ~~16-14~~ percent of the land area in Central Washington, but less than two percent of the land area in Far Southeast/ Southwest. Many of the District's jobs are associated with federal facilities and institutional uses, which together make up about ~~13-10~~ percent of its land area. Institutional lands appear throughout the city, but are especially prevalent in the three Northwest Planning Areas and in Upper Northeast. 301.7
- 301.8 Maps 3.2 and 3.3 show estimated population and employment density in the city and close-in suburbs as of ~~2005~~ 2017. The data is based on the traffic analysis zones used by the Metropolitan Washington Council of Governments for transportation modeling. Map 3.2 again illustrates the "ring" of fairly dense neighborhoods around the city center, and the denser residential development along major corridors like Connecticut Avenue NW and 14th Street NW. It also shows areas of fairly dense development east of the Anacostia River, primarily associated with large low-rise garden apartment complexes in Far Southeast. On the other hand, areas like Woodridge, Burrville, and Shepherd Park have low

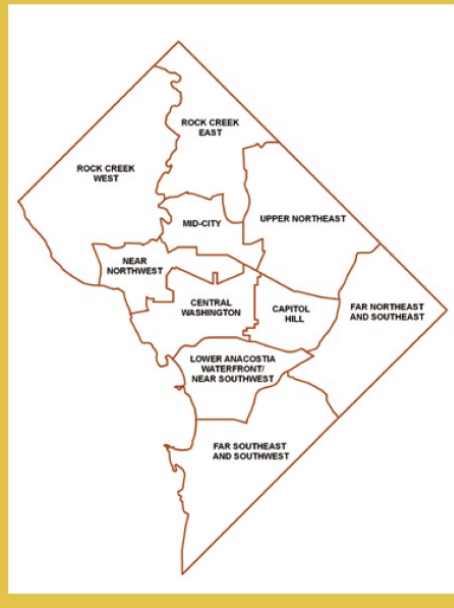
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population densities, in some cases even lower than the adjacent neighborhoods in suburban Maryland. **The contrast is especially stark with the intense residential and commercial development of Silver Spring.** 301.8

301.9 Map 3.3 shows that employment is highly concentrated in Central Washington. ~~Nearly 60 percent of the city's jobs are located within this area.~~ Beyond the city center, other major employment centers include the universities and federal enclaves, the New York Avenue ~~industrial~~ corridor, the West End, the Georgetown waterfront, **the Near Southeast/baseball stadium area** and several corridors in Upper Northwest. Large concentrations of employment also appear beyond the city limits, in Downtown Bethesda and Silver Spring, **Maryland** and in Rosslyn, Crystal City, the Pentagon area, and Alexandria, **Virginia**. 301.9

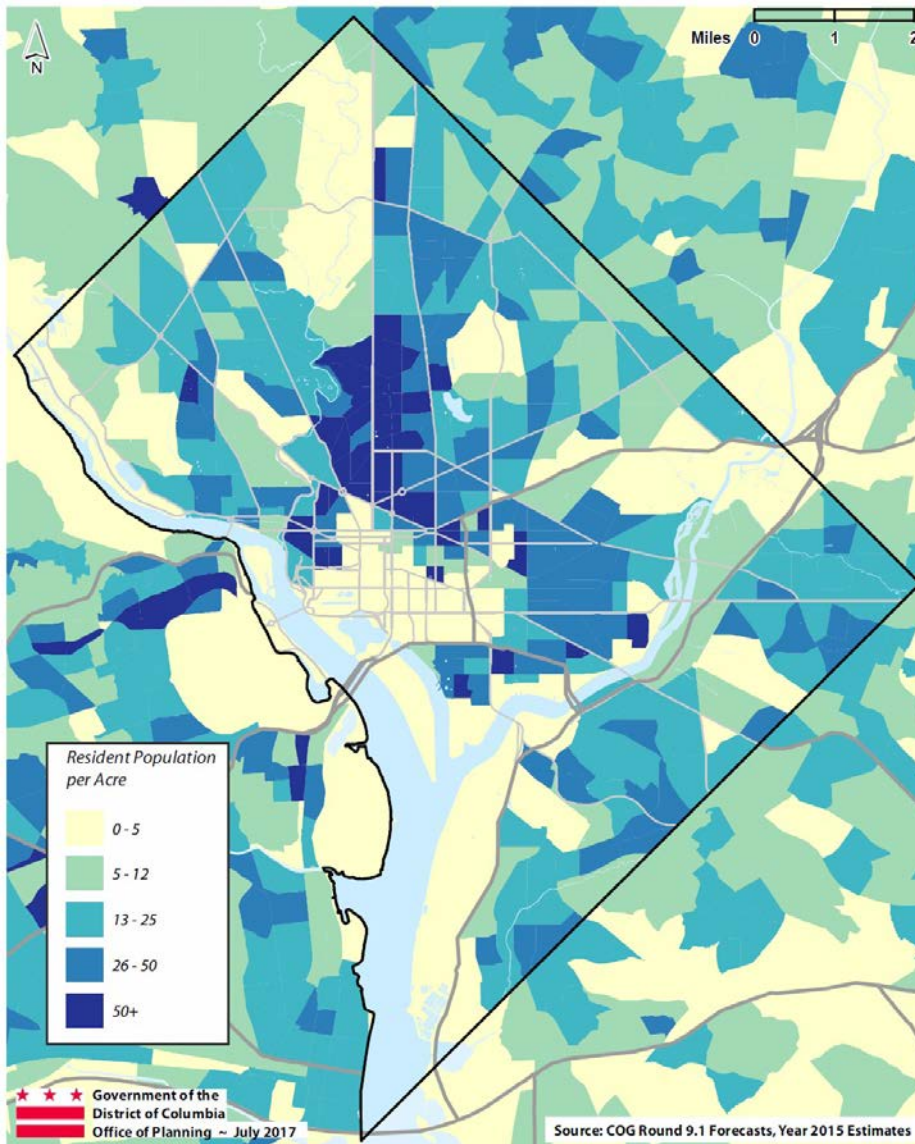
301.10 Figure 3.1: Planning Areas

Figure 3.1:
Planning Areas 301.10



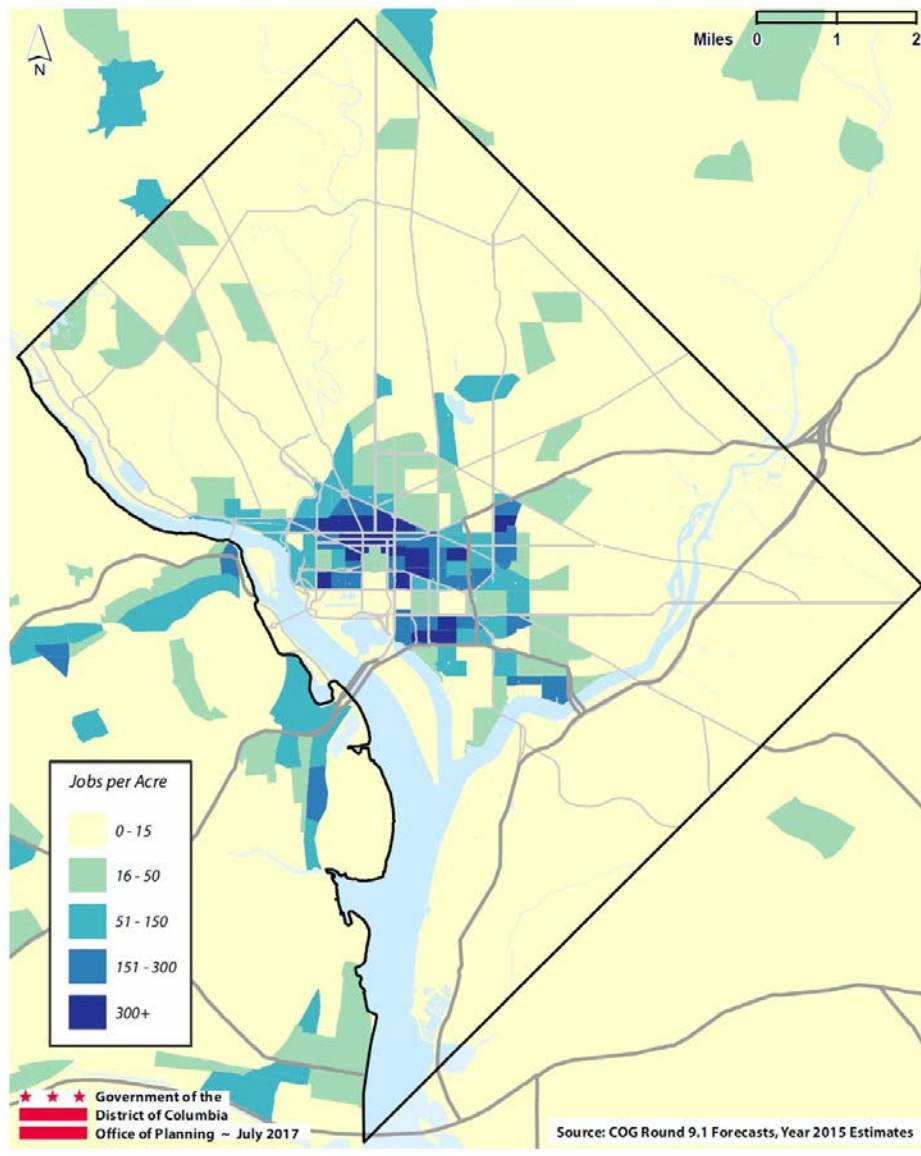
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301.11 Map 3.2: Population Density 2017



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301.12 Map 3.3: Employment Density **2017**



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302 LAND USE GOAL 302

302.1 The Land Use Goal is:

Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character, ~~and stability, affordability, and equity~~ of neighborhoods in all parts of the city; to provide for additional housing and employment opportunities, and to effectively balance the competing demands for land to support a growing population and the many activities that take place within Washington, DC's ~~District~~ boundaries. 302.1

303 LU-1 SHAPING THE CITY 303

303.1

This section of the Land Use Element describes the desired pattern of growth and development in the District of Columbia ~~over the next 20 years~~. Its focus is on the specific areas or types of areas ~~within the city~~ where change is most likely to take place. The section begins with a discussion on supporting growth and guiding policies for the ~~center of the~~ city. It then turns to the large sites ~~around Washington~~ where ~~future~~ changes are envisioned. This is followed by a discussion of the opportunities for change along the ~~city's~~ corridors and ~~around its~~ transit station areas. Policies for neighborhood infill development also are included. 303.1

NEW SUPPORTING GROWTH**NEW**

Washington, DC has been experiencing a shift in growth over the past decade. This growth has occurred in a variety of forms: land development, income, economic strength, population, and innovation. Previous planning efforts focused on retaining residents and attracting growth to strengthen the economy. Since the Comprehensive Plan was developed in 2006, the District's population grew almost 20 percent and is anticipated to reach approximately one million residents after 2045. The continued interest in living and working in the District requires a shift in planning efforts to support such growth and the challenges it brings. The needs and desires of a fast-growing District in the 21st century are different and the approach to how growth is supported reflects that difference.

NEW

The Comprehensive Plan's companion document, "A Vision for an Inclusive City," sets forth the District's desire to employ the best use of its land for the benefit of all residents. Supporting growth through an equity lens provides opportunities for understanding that vulnerable populations and neighborhoods need additional attention to share in the prosperity of the District. Vulnerable and underserved communities suffer from high and rising housing costs, persistent

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unemployment, worse health than their affluent peers, and potential displacement. There are economic disparities in area throughout the District.

NEW

Adding a supporting growth lens places a different emphasis on development guidance and expectations. Growth cannot be ignored, as it is necessary for continued prosperity and revenues to provide for social supports and municipal services. A change in the Future Land Use Map designations can have impacts on the value of the designated and neighboring properties, the capacity of the infrastructure and civic services, as well as the short- and long-term expectations of development. Previous benefits and amenities used to catalyze growth are now necessities for supporting growth: affordable housing, transportation improvements, infrastructure improvements, open space development and maintenance, sustainable and resilient design, and arts and culture.

NEW

Innovations such as ~~autonomous vehicles~~, smart cities, sustainable infrastructure, and technology will shape growth. The change in retail from brick and mortar businesses to online platforms and the increasingly prevalent use of automation across sectors are recent examples of why we need to continuously monitor and adjust our understandings of our city and respond to change.

Commented [SC1]: AVs will do little to nothing to address transportation issues in the District. At the end of the day, it's still private cars taking up street space. And recent developments have shown that the car companies, in creating AVs, are prioritizing speed and efficiency over pedestrian safety. They are hype at best and a danger at worst and they will have little to no positive role in shaping cities' futures.

NEW

Policy: Future Analysis Areas

Areas of large tracts and corridors where future analysis is anticipated to ensure adequate planning for inclusive growth and climate resilience. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future analysis process for each area.

In certain locations, planning efforts will be undertaken to analyze land use and policy impacts and ways to capitalize, mitigate, and incorporate the anticipated growth. Current infrastructure and utility capacity should be evaluated against full build out and projected population growth. The planning process will target issues most relevant to the community that can be effectively addressed through neighborhood planning. Planning Analyses generally establish guiding documents such as Small Area Plans, Development Frameworks, Retail Strategies, or Design Guidelines. Areas anticipated for future planning analysis include:

- New York Avenue NE corridor
- Upper Wisconsin Avenue NW corridor
- Poplar Point
- Congress Heights
- North Capitol Crossroads – Armed Forces Retirement Home
- RFK Stadium

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For areas within the 100 and 500-year floodplain, future planning efforts are anticipated to ensure resilience to flooding for new development and infrastructure projects, including public capital projects. Future analysis for these areas will focus on watershed resilience to encourage the implementation of neighborhood-scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient city. Watershed resilience analysis areas include:

- Georgetown
- Federal Triangle
- Hains Point
- Southwest Waterfront
- RFK
- Watts Branch
- Poplar Point

NEW *Policy: Resilience and Land Use*

Implement citywide, neighborhood-scale, and site-specific solutions for a climate adaptive and resilient city.

NEW *Action: Resilience Equity and Land Use*

Develop projects that decrease the vulnerability of people and places to climate risks.

304 LU-1.1 STRENGTHENING THE CORE 304

304.1 Key to the Comprehensive Plan is the transformation of the city's core (generally referred to throughout the Plan as "Central Washington") into a ~~more cohesive~~ **lively** urban center. **The Central Business District and the Central Employment Area may overlap with Central Washington but are not the total planning area.** The ~~six or seven~~ distinct commercial districts that make up Central Washington already comprise **one of the third-largest central business districts** in the United States, ~~after New York and Chicago~~. Yet, with a few notable exceptions, much of the area lacks the dynamic "24/7" character that defines other great world capitals. ~~For more than 35 years,~~ **For decades** Washington's planners ~~have~~ aspired to create a "living downtown"—a place alive with housing, theaters, department stores, and restaurants as well as the vast expanse of office space that defines the central city today. ~~Recent~~ **New neighborhoods such as the area developments** around Gallery Place, ~~and the~~ Penn Quarter, **NoMa, and Center City have been developed with a mix of uses and physical barriers such as the Center Leg Freeway and Union Station open** **railyard are being bridged over with mixed-use developments that will reconnect the city.** ~~show that~~ These efforts are ~~finally~~ paying off, but the area

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has even more potential for lively mixed-use, transit-friendly developments, and easy and safe connectivity among neighborhoods. ~~'s full potential has yet to be realized.~~ 304.1

304.2 Between 2005 and 2025, approximately 30 percent of the District of Columbia's ~~future~~ housing growth and 70 percent of its job growth occurred and will occur within the urban core of the city and adjacent close-in areas along the Anacostia River. After 2025, growth is anticipated to occur throughout the city, including outside of the urban core. This growth must be accommodated in a way that ~~protects~~ respects ~~acknowledges~~ the area's historic ~~texture~~ character, including the ~~street and open space frameworks~~ civic vistas and monumental spaces established by the ~~L'Enfant and McMillan Plans~~ Plan of the City of Washington, the 1910 height limit, and the ~~vistas and monumental spaces that define the central city~~ concentration of architectural landmarks downtown. Infill and redevelopment will take place within the established business districts west of 5th Street NW, but a majority of the central city's future growth will be achieved through redevelopment of areas on its east side. 304.2

304.3 NoMa and Capitol Riverfront ~~Two areas~~, each over 300 acres in size, ~~are already emerging as the new frontiers~~ have expanded for central city growth. The first includes land in the triangle bounded by New York Avenue, Massachusetts Avenue NW, and the CSX railroad, along with adjacent lands around the New York Avenue Metro station. The second area includes the South Capitol corridor and Near Southeast, including the site of the Washington Nationals Baseball Park and the adjoining ~~Southeast Federal Center~~ Yards project and waterfront area. Whereas much of Central Washington was redeveloped with single-purpose (office) uses during the second half of the 20th century, ~~these two areas are envisioned~~ development in the past decade has been focused on a walkable and as mixed use ~~centers~~ environment, including housing, ~~as well as~~ employment, and recreation with an emphasis on modes of transportation other than the individual automobile. ~~These areas represent the most promising setting in the entire region to accommodate Metropolitan Washington's next generation of urban living.~~ 304.3

304.4 As the urban core expands, reinvestment in established business districts such as the Golden Triangle, the Downtown Core, and the Near Southwest also ~~must~~ continue. These areas ~~will be~~ are being modernized, better connected to one another, and developed with new infill uses and public improvements. ~~Large sites~~ Areas such as the Florida Avenue Market and Rhode Island Avenue, NE Old Convention Center provide opportunities for ~~spectacular new civic focal points~~ revitalization and re-envisioning how people work and live in the city, while smaller sites present the opportunity for new retail, housing, and office development. 304.4

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304.5 Additional discussions of planning issues in these areas may be found in the Central Washington Area Element, ~~the Upper Northeast Area Element~~, and the Lower Anacostia Waterfront/ Near Southwest Area Element. These chapters should be consulted for specific policies and actions. 304.5

304.6 ***Policy LU-1.1.1: Sustaining a Strong City Center***

Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central city buildings, multimodal infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments. 304.6

304.7 ~~***Policy LU-1.1.2: “Greater” Downtown***~~

~~Promote the perception of Downtown Washington as a series of connected business districts, including Metro Center/Retail Core, Golden Triangle/K-Street, Federal Triangle, Northwest Rectangle, Gallery Place/Penn Quarter, Downtown East/Judiciary Square, Mount Vernon District, NoMA, Near-Southwest/L’Enfant Plaza, South Capitol, and the Southeast Federal Center. The traditional definition of Downtown (roughly bounded by 16th Street, the National Mall, and Massachusetts Avenue) does not fully convey the geographic extent of Washington’s Central Business District, or the many unique activities it supports. 304.7~~

304.8 ***Policy LU-1.1.3: Central Employment Area***

Continue the joint federal/District designation of a “Central Employment Area” (CEA) within the District of Columbia. The CEA shall include existing “core” federal facilities such as the US Capitol Building, the White House, and the Supreme Court, and most of the legislative, judicial, and executive administrative headquarters of the United States Government. Additionally, the CEA shall include the greatest concentration of the city’s private office development, and higher density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given federally-imposed height limits, the scarcity of vacant land in the core of the city, and the importance of ~~protecting~~ respecting acknowledging historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District’s economic development initiatives, and may be incorporated in its planning and building standards (for example, parking requirements) to ~~reinforce~~ further enhance urban character. The CEA is also important because it is part of the “point system” used by the General Services Administration to establish federal leases. The boundaries of the CEA are shown in Figure 3.2. 304.8

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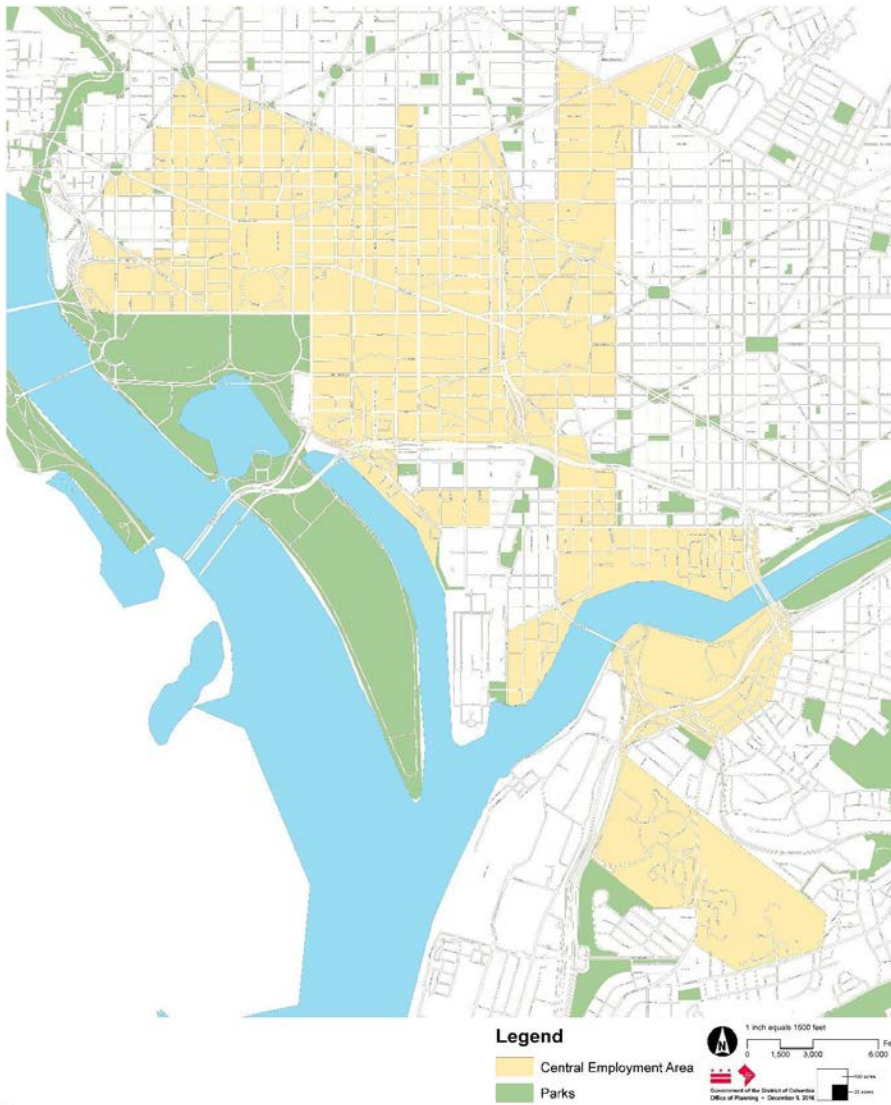
304.9

Policy LU-1.1.4: Appropriate Uses in the CEA

~~Uses of. Ensure that~~ land within the Central Employment Area ~~should be used in a manner which~~ reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high-value land uses that enhance its image as the seat of the national government and the center of the District of Columbia, and that make the most efficient possible use of its transportation facilities. **An improved balance in the mix of uses will help to achieve Washington, DC aspiration for an even larger "living downtown."** 304.9

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304.10 Figure 3.2: Central Employment Area Map



Draft Amendments

304.11 ***Policy LU-1.1.5: Urban Mixed Use Neighborhoods***

Encourage new central city mixed use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas:

1. Mt Vernon Triangle;
2. North of Massachusetts Avenue (NoMA);
3. Downtown East and Pennsylvania Avenue;
4. ~~South Capitol Street corridor/Stadium area~~ Buzzard Point/National Park/Audi Field;
5. Near Southeast/Navy Yard;
6. ~~Center Leg Freeway air rights~~ Capitol Crossing (neighborhood between Capitol Hill and Gallery Place); and
7. Union Station air rights; and
8. Near Southwest/Wharf/L'Enfant Plaza Metro Area.

The location of these areas is shown in the Central Washington, Downtown East, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should ~~require~~ ensure that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, including affordable housing, is particularly encouraged and should be a vital component of the future land use mix. 304.11

304.12 ***Policy LU-1.1.6: Central Employment Area Historic Resources***

Preserve the scale and character of the Central Employment Area's historic resources, including ~~historic landmarks and districts and the features of the Plan of the City of Washington, the streets, vistas, and public spaces of the L'Enfant and McMillan Plans as well as individual historic structures and sites.~~ Future development ~~must be sensitive to~~ should acknowledge the area's historic character and should enhance important reminders of Washington, DC's ~~the city's~~ past. 304.12

Please consult the Historic Preservation and Urban Design Elements for related policies.

304.13 ***Policy LU-1.1.7: Central Employment Area Edges***

~~Support the retention of the~~ Respect established residential neighborhoods adjacent to the Central Employment Area. Appropriate building setbacks, lot coverage standards, and ~~a stepping down~~ transitions in land use intensity and building height ~~should be applied~~ are needed ~~shall be required~~ along the edges of the CEA to ~~protect~~ respect the integrity and historic scale of adjacent neighborhoods and to ~~avoid creating sharp visual distinctions between existing and new structures~~ establish a compatible relationship between new structures and the existing neighborhood fabric. 304.13

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Please refer to the Urban Design Element for additional guidance on the appropriate transition of intensity at the edges of Downtown.

304.13a ***Policy LU-1.1.8 Reconnecting the City through Air Rights***

Support the development of air rights over rail tracks and highways. In several parts of the central city, there is the potential to build over existing railway tracks and highways. These undeveloped air rights are the result of the interjection of massive transportation infrastructure after the establishment and development of the original city. The tracks and highways have created gaps in the historic urban fabric that have left large areas of the center city divided and difficult to traverse. With substantial investment, these sites represent opportunities for development of housing, retail, and commercial buildings, and for the reconnection of neighborhoods and the street grid.

Where possible, streets should be reconnected and air-rights development should be constructed at and measured from grade level consistent with adjacent land. When development at grade level is not physically possible, air rights should be measured by a means that provides for density and height commensurate with the zone district. Establishment of a measuring point for any particular air-rights development shall be consistent with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code § 6-601.01 et seq.) (“Height Act”), and should not be taken as precedent for other development projects in the city. Densities and heights should be sensitive to the surrounding neighborhoods and developments and be sufficient to induce the investment needed for such construction. 304.13

NEW ***Policy LU-1.1.9: New Waterfront Development***

New waterfront development must actively address flood risk and incorporate adaptive siting and design measures.

NEW ***Policy LU-1.1.10: Public Space Design***

Encourage design of parks, wetlands, open space, natural cover, and rights-of-way that can withstand a 100-year flood event or stricter standards as prescribed by District law while improving quality of life in neighborhoods.

304.14 ***Action LU-1.1.A: Central Employment Area Boundary***

Renew request to ~~Encourage~~ the National Capital Planning Commission to amend the boundary of the CEA depicted in the Federal Elements to match the boundary shown in the District Elements of the Comprehensive Plan. 304.14

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304.15 **Action LU-1.1.B: ~~Downtown~~ Center City Action Agenda**

Update the ~~2000 Downtown Action Agenda~~ **2008 Center City Action Agenda** to reflect changing conditions, priorities, and projections (the Agenda is Downtown's strategic plan for future growth, improvement, and conservation). The revised Agenda should define Downtown more broadly to include the multiple business districts that comprise the Central Employment Area. 304.15 More specific policies for this area are contained in the Central Washington Area Element and the Lower Anacostia Waterfront/Near Southwest Area Element.

304.16 **Action LU-1.1.C: Development of Air Rights**

Analyze the unique characteristics of the air rights development sites within Washington, DC ~~the District~~. ~~Development sites should address the growing need for housing and affordable housing, reconnect the L'Enfant grid, and enhance mobility. Determine appropriate zoning and means of measuring height for each unique site consistent with the Height Act, taking into consideration the ability to utilize zone densities, the size of the site, and the relationship of the potential development to the existing character of the surrounding areas.~~ 304.16

NEW **Action LU-1.2.D: Development on Former Federal Sites**

~~When Downtown sites shift from federal to private or local use, employ planning and zoning approaches that provide for the integration of the sites into the surrounding fabric of downtown. Replace the monumental scale needed for major federal buildings with a scale suitable to the local downtown context, by reconstructing historic rights-of-way, dividing superblocks into smaller parcels, and encouraging vibrant contemporary architectural expression. Encourage mixed-use development with residential, retail, and cultural uses, visible from the street and open outside of core business hours, as well as offices, to help support a "living downtown."~~

305 LU-1.2 LARGE SITES AND THE CITY FABRIC 305

305.1 During the next 20 years, about 15 percent of Washington's housing growth and 10 percent of its job growth will take place on ten large sites outside of the Central Employment Area. The large sites include properties in federal ownership, District ownership, and private ownership. The status of each site varies; redevelopment on a few is imminent, but may be over a decade away on others. Some still contain vital, active uses. Others have been dormant for years. 305.1

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- 305.2 Four of the ten sites are owned (at least in part) by the federal government. Consequently, policies in the District Elements for these lands ~~are not binding, and~~ are intended only to express the District's vision for these properties should they be transferred out of federal ownership or use. The District will work in collaboration with the federal government, Washington, DC will make its planning and development decisions regarding these sites so as to be in future planning and development decisions to ensure that development on these sites is compatible with adjacent neighborhoods and to furthers the goals and policies of the District Elements. 305.2

NEW

Some large recreational sites owned by the federal government are not intended to be transferred out of federal ownership and are not included in this list. However, the District continues to work with and advocate for community-friendly management of these lands. The golf courses at Hains Point, Rock Creek, and the historic Langston Golf Course have the potential to become assets and positive defining features for their neighborhoods

- 305.3 The large sites are shown in Map 3.4 and are listed in Table 3.2 below. The Area Elements should be consulted for a profile of each site and specific policies for its future use. The policies in this section focus on broader issues that apply to all sites. As shown on Map 3.4, several of the sites fall within the boundaries of the Anacostia Waterfront Initiative, an economic revitalization and environmental protection program now being implemented by District Government ~~the Anacostia Waterfront Corporation~~. 305.3

- 305.4 Table 3.2: Large Sites*

Sites	Acres	Consult the following Area Element for more detail:
Armed Forces Retirement Home	276 272	Rock Creek East
DC Village	167	Far SE/SW
Fort Lincoln (remainder)	80	Upper Northeast
Kenilworth-Parkside	60	Far NE/SE
McMillan Sand Filtration Site	25	Mid-City
Poplar Point	60	Lower Anacostia Waterfront/Near Southwest
Reservation 13	67	Capitol Hill
St. Elizabeths Hospital	336	Far SE/SW
Southwest Waterfront	45	Lower Anacostia Waterfront/Near Southwest
Walter Reed Army Medical Center	113	Rock Creek East
RFK Stadium	80	Capitol Hill

*The 55-acre Southeast Federal Center does not appear on the list, as it is within

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the Central Employment Area. Policies for its use are in the Lower Anacostia Waterfront/Near Southwest Area Element.

305.5

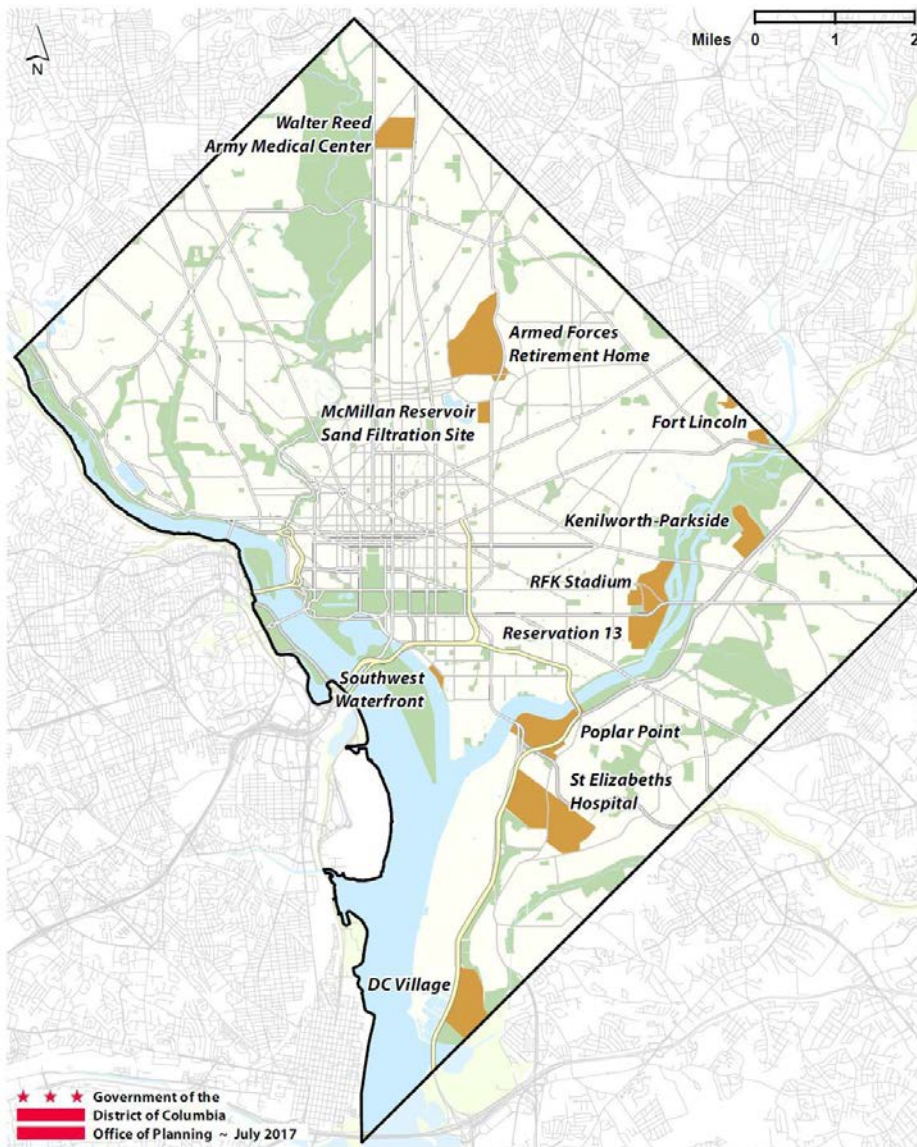
Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

Recognize the potential for large, government-owned properties to supply needed community services and facilities, create local affordable housing, education and employment opportunities, remove barriers between neighborhoods, enhance equity and inclusion, provide large and significant new parks including wildlife habitat, enhance waterfront access, improve resilience, and improve ~~and stabilize~~ Washington, DC's ~~the city's~~ neighborhoods. 305.5

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305.6

Map 3.4: Large Sites



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305.7 ***Policy LU-1.2.2: Mix of Uses on Large Sites***

~~Ensure that~~ The mix of new uses on large redeveloped sites ~~should be is~~ compatible with adjacent uses and provides benefits to surrounding neighborhoods and to ~~Washington, DC the city~~ as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning ~~on such sites~~ should be compatible with adjacent uses, but need not be identical. 305.7

305.8 ***Policy LU-1.2.3: Federal Sites***

Work closely with the federal government on re-use planning for those federal lands where a change of use may take place, ~~in the future~~. Even where such properties will remain in federal use, the impacts of new activities on adjacent ~~District~~ neighborhoods should be acknowledged and proactively addressed by federal parties. 305.8

305.9 ***Policy LU-1.2.4: New Methods of Land Regulation***

Recognize the opportunity afforded by ~~the District's~~ large sites for innovative land regulation ~~(such as form-based zoning)~~ and the application of sustainable design ~~and resilience~~ principles (green building, biophilic design, and low impact development) on a large scale. 305.9

Commented [SC2]: Do not delete. Form-based zoning has shown great promise where it has been adopted, e.g., Sonoma and Miami.

305.10 ***Policy LU-1.2.5: Public Benefit Uses on Large Sites***

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are housing, especially affordable housing; new parks and open spaces; health care and civic facilities; public educational facilities; libraries, and other public facilities, as well as employer attraction. 305.10

305.11 ***Policy LU-1.2.6: New Neighborhoods and the Urban Fabric***

On those large sites that are redeveloped as new neighborhoods (such as Reservation 13), integrate new development into the fabric of the city to the greatest extent feasible. Incorporate extensions of the ~~city~~ street grid, public access and circulation improvements, and new public open spaces, ~~and building intensities and massing that complement adjacent developed areas~~. Such sites should not be developed as self-contained communities, isolated or gated from their surroundings, and should enhance community resilience and promote inclusion. 305.11

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305.12 ***Policy LU-1.2.7: ~~Protecting~~ Respecting Existing Assets on Large Sites***

Identify and ~~protect~~ **respecting** existing assets such as historic buildings, historic site plan elements, important vistas, and major landscape elements as large sites are redeveloped. 305.12

305.13 ***Policy LU-1.2.8: Large Sites and the Waterfront***

Use the redevelopment of large sites to achieve related urban design, open space, environmental, **resilience, equity, accessibility**, and economic development objectives along the Anacostia Waterfront. Large waterfront sites should be used for water-focused recreation, housing, commercial, and cultural development, with activities that are accessible to both sides of the river. Large sites should further be used to enhance the physical and environmental quality of the river. 305.13

305.14 ***Action LU-1.2.A: Federal Land Transfer***

Continue to work with the federal government to transfer federally-owned ~~waterfront~~ sites ~~and other sites as mutually agreed upon by the federal and District governments~~ to local control, ~~long-term leases, or ownership~~ to capitalize more fully on unrealized ~~waterfront~~ development and parkland opportunities. 305.14

Policies and actions for large sites are contained in the Comprehensive Plan Area Elements.

305.15 ***Action LU-1.2.B Encouraging Livability of Former Federal Lands***

When land is identified to shift from federal to private or local use, develop planning and zoning approaches that provide for, as appropriate, the reconstruction of historic rights-of-way and reservations, integration of the sites into the adjoining neighborhoods, and the enhancement of special characteristics or opportunities of the sites. Encourage cultural, residential, **open space, job creation, recreational**, and retail to ~~advance~~ **ensure** mixed-use neighborhoods, even if ~~the site is~~ designated as high-density commercial on the District of Columbia Comprehensive Plan Future Land Use Map. ~~Coordinate~~ with the National Capital Planning Commission, as appropriate. 305.15

306 LU-1.3 TRANSIT-ORIENTED AND CORRIDOR DEVELOPMENT 306

306.1 Over the last ~~four~~ **five** decades, the District of Columbia, the federal government, and neighboring jurisdictions have invested billions of dollars in a mass transit system that effectively connects residents in many parts of the city with major employment centers and other destinations. Additional investments in rapid transit, consisting primarily of ~~light rail~~, streetcars, ~~and~~

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~~busways~~ **dedicated bus lanes, transit signal priority, and express/limited-stop service**, are planned along major ~~avenues~~ **corridors**. These improvements are essential to enhance regional mobility and accessibility, respond to future increases in demand, and provide alternatives to single passenger automobiles. The improvements also create the potential to reinforce one of the signature elements of Washington's urban form—its ~~boulevards~~ **major streets and thoroughfares**. 306.1

306.2 Fully capitalizing on the investment made in Metrorail requires ~~better~~ **effective** use of the land around transit stations and along transit corridors. While many of the District's 40 Metrorail stations epitomize the concept of a "transit village," with pedestrian-oriented commercial and residential development of varying scales, ~~others a few~~ do not. Some stations, **including Brookland/CUA, For Totten, Rhode Island Avenue – Brentwood, and Takoma**, continue to be surrounded by large surface parking lots and auto-oriented commercial land uses. The same is true for those corridors where ~~light rail or bus rapid~~ **premium surface** transit service has been **implemented or** proposed. Some **commercial buses** pass through fairly dense, walkable neighborhoods. Other **station areas** consist of long, undifferentiated commercial strips with ~~many~~ vacant storefronts, little or no housing, and few amenities for pedestrians. 306.2

306.3 Much ~~of the city's~~ planning during the last ~~five years~~ **decade** has focused on making better use of transit station areas. Plans have been developed for Columbia Heights, Takoma, Anacostia, Georgia Avenue/Petworth, **Brookland, Deanwood, Hill East, Southwest, Maryland Avenue, Rhode Island Avenue, Florida Avenue Market, H Street**, and Shaw/Howard University. In each case, the objective was ~~not to apply a "cookie-cutter" model for transit-oriented development, but rather~~ to identify ways to better capitalize on Metrorail and more efficiently use land in the station vicinity. One objective of these initiatives has been to strengthen transit stations as neighborhood centers and attract new investment to struggling business districts. Another important objective has ~~to~~ been to accommodate ~~the~~ growth ~~of the city~~ in a way that minimizes the number and length of auto trips generated, and to reduce household expenses on transportation by providing options for "car-free" (or one car) living. 306.3

306.4 The District's Metrorail stations include 15 stations within the Central Employment Area and 25 "neighborhood" stations (see Map 3.5). Looking forward, certain principles should be applied in the management of land around all of the ~~District's~~ neighborhood stations. These include:

- A preference for mixed residential and commercial uses rather than single purpose uses, **in many areas** ~~particularly~~ a preference for housing above ground floor ~~retail commercial~~ uses;
- A preference for diverse housing types, including both market-rate and affordable units, **a mix of unit sizes that can accommodate both smaller**

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and larger households, and housing for seniors and persons ~~others~~ with mobility impairments;

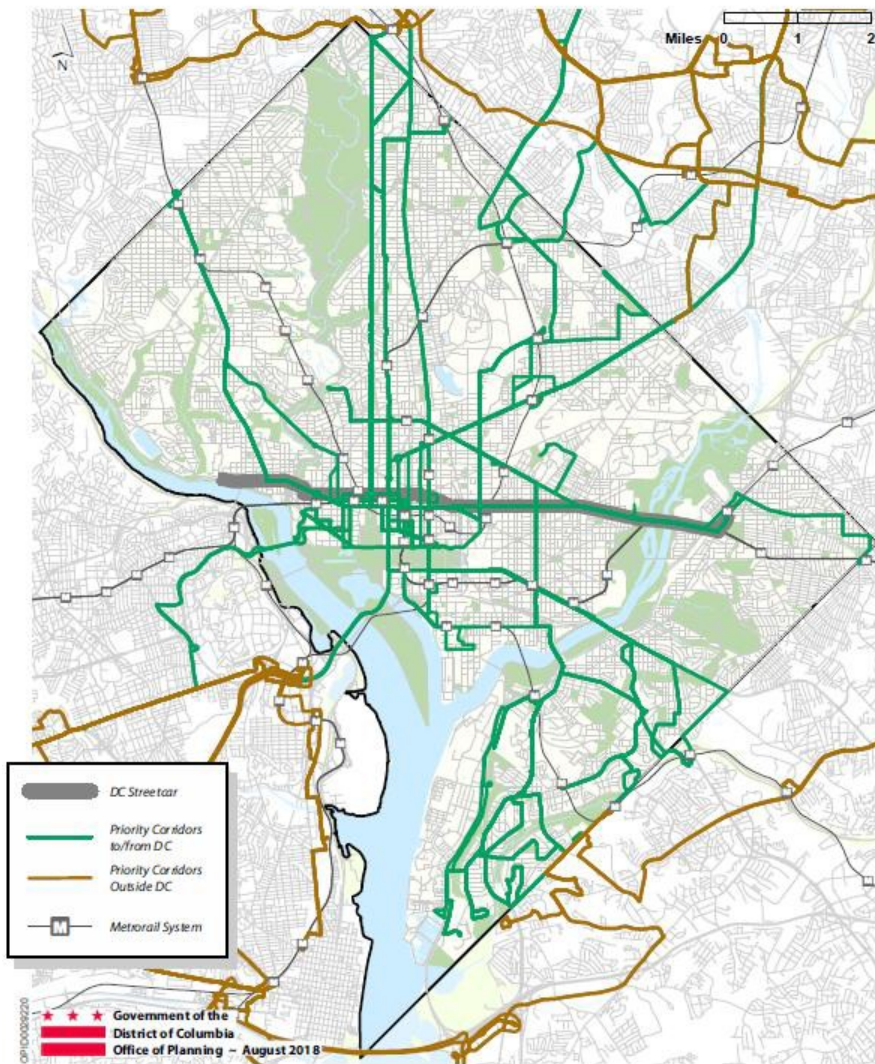
- A priority on attractive, pedestrian-friendly design and a de-emphasis on auto-oriented uses and surface parking;
- Provision of well-designed, well-programmed, and well-maintained public open spaces;
- Appropriate transitions ~~"stepping down"~~ of densities and heights ~~between with distance away from each stations, protecting and~~ lower density uses in the vicinity, recognizing, however, that some major corridors well-served by transit can support higher density even farther away from the Metrorail station;
- Convenient and comfortable connections to the bus system, thereby expanding access to the stations and increasing Metro's ability to serve all parts of the city; and
- ~~A high level of P~~ pedestrian and bicycle connectivity between the stations and the surrounding neighborhoods ~~around them~~. 306.4

306.5 Beyond these core principles, station area development policies must respond to the unique needs of each community and the unique setting of each station. Some station areas ~~wrestle with concerns over too much development, while others~~ struggle to attract development. Moreover, the District's role in facilitating transit-oriented development must vary from station to station. In some parts of the city, weak demand may require public investment and zoning incentives to catalyze development or achieve the desired mix of uses. In other areas, the strength of the private market provides leverage ~~for the District~~ to require public benefits (such as plazas, parks, and child care facilities) when development approval is requested. 306.5

306.6 While transit-oriented development is most commonly thought of as a strategy for Metrorail station areas, it is also applicable to premium transit corridors, ~~and the city's "Great Streets." Seven corridors are designated Great Streets as part of an integrated economic development, transportation, and urban design strategy. The location of these streets is shown in Map 3.5. While not officially designated, four other corridors—Rhode Island Avenue, North/ South Capitol Streets, Lower 14th Street, and Bladensburg Road—are also shown on the map to recognize their potential for enhancement.~~ 306.6

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306.7 Map 3.5: ~~Great Streets~~ Priority Transit Corridors and Transit Stations



306.8 The “reach” of transit-oriented development around any given station or along a high volume transit corridor should vary depending on neighborhood context. While ¼ to ½ mile is generally used across the country to define the walkable

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radius around each station, and therefore the area in which higher densities may accommodate growth without ~~increased unacceptable increases in~~ traffic congestion, applying a uniform radius is not ~~always~~ appropriate in the District. The established character and scale of the neighborhood surrounding the station should be considered, as should factors such as topography, demographics, and the station's ~~or corridor's~~ capacity to support new transit riders. ~~Many stations abut historic or stable low-density neighborhoods. Similarly, many of the city's priority transit corridors transition to single family homes or row houses just one-half block or less off the street itself, warranting due attention when development is planned.~~ 306.8

306.9 ~~To avoid adverse effects on low and moderate density neighborhoods, most transit-oriented development should be accommodated on commercially-zoned land. Possible rezoning of such land in a manner that is consistent with the Future Land Use Map and related corridor plans should be considered. Current zoning already expresses a preference for the use of such land for housing by permitting more density for mixed use projects than for projects with commercial uses alone. At the same time, some of the existing zoning categories were drafted at a time when peak hour transit volumes were lower and regional congestion was less severe. Changes to the regulations may be needed to recognize the widespread desirability of transit use by those within walking distance, taking into consideration station and system wide capacity issues and the other factors listed above.~~ 306.9

306.10 *Policy LU-1.3.1: Station Areas as Neighborhood Centers*

Encourage the development of Metro stations as anchors for ~~residential,~~ economic and civic development ~~and to accommodate population growth with new nodes of residential development, including affordable housing in all areas of the District in order to create great new walkable places and to enhance access and opportunities for all District residents. in locations that currently lack adequate neighborhood shopping opportunities and employment.~~ The establishment and growth of mixed use centers at Metrorail stations should be supported as a way to ~~provide housing opportunities at all income levels reduce automobile congestion,~~ improve air quality, increase jobs, provide a range of retail goods and services, reduce reliance on the automobile, ~~enhance neighborhood stability,~~ create a stronger sense of place, provide civic gathering places, and capitalize on the development and public transportation opportunities which the stations provide. ~~This policy must be balanced with policy should not be interpreted to outweigh other land use policies which call for include conserving neighborhoods conservation. Each Metro station area is unique and must be treated as such in planning and development decisions. At the same time, there are standards for achieving levels of population and employment density to levels of transit service to guide, but not decisively determine, thresholds of station-area development.~~ The Future Land Use Map

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expresses the desired intensity and mix of uses around each station, and the Area Elements (and in some cases Small Area Plans) provide more detailed direction for each station area. 306.10

306.11 ***Policy LU-1.3.2: Development Around Metrorail Stations***

~~Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that~~ **In** developments above and around **Metrorail** ~~such~~ stations, ~~emphasizes~~ **prioritize** land uses and building forms which minimize the necessity of automobile use and maximize transit ridership ~~while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas.~~ 306.11

306.12 ***Policy LU-1.3.3: Housing Around Metrorail Stations***

Recognize the ~~opportunity~~ **need** to build housing that serves a mix of incomes and household types including families, seniors ~~housing and more affordable “starter” housing for first-time homebuyers and persons with a range of~~ incomes from the lowest to persons who can afford high priced, market **rate units** adjacent to Metrorail stations, given the reduced necessity of auto ownership (and related reduction in household expenses) in such locations. 306.12

NEW ***Policy LU-1.3.3a: Affordable Rental and For-Sale Multifamily Housing Near Metrorail Stations***

~~Explore mechanisms to encourage permanent affordable rental and for-sale multifamily housing adjacent to Metrorail stations, given the need for accessible affordable housing and the opportunity for car-free and car-light living in such locations.~~

306.13 ***Policy LU-1.3.4: Design To Encourage Transit Use***

Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. These improvements should include lighting, signage, landscaping, and security measures. Discourage the development of station areas with conventional suburban building forms, such as shopping centers surrounded by surface parking lots, **or low-density housing.** 306.13

306.14 ***Policy LU-1.3.5: ~~Edge Conditions Around Transit Stations~~ Development Along***

Corridors

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~~Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design~~ Ensure that development adjacent to Metrorail stations ~~is planned and designed~~ to respect the character, ~~scale,~~ and integrity of adjacent neighborhoods while balancing ~~against the city's broader need for housing. For stations that are located~~ with ~~in or close to low-density areas, building heights should "step down" as~~ needed to avoid dramatic contrasts in height and scale between the station area and nearby residential streets and yards. 306.14

306.15 *Policy LU-1.3.6: Parking Near Metro Stations*

Encourage the creative management of parking around transit stations, ensuring that ~~automobile multimodal~~ needs are balanced with transit, pedestrian, and bicycle travel needs. New parking should generally be set behind or underneath buildings, ~~and geared toward short-term users rather than~~ Parking should be managed and priced to focus on availability and turnover, rather than serving the needs of all-day commuters. As existing parking assets are redeveloped, one-for-one replacement of parking spaces should shall be discouraged, since more transit riders will be generated by people living, working, and shopping within walking distance of the transit station. 306.15

306.16 *Policy LU-1.3.7: TOD Boundaries*

Tailor the reach of transit-oriented development (TOD) policies and associated development regulations to reflect the specific conditions at each Metrorail station and along each transit corridor. The presence of historic districts, landmark status, and conservation areas should be ~~a significant~~ considerations as these policies are applied. 306.16

306.17 *Policy LU-1.3.8: Public Facilities*

Encourage the siting (or retention and modernization) of public facilities such as schools, libraries, and government offices near transit stations and along transit corridors. Such facilities should be a focus for community activities and should enhance neighborhood identity. 306.17

NEW *Policy LU-1.3.9: Co-Location of Private and Public Facilities*

Co-locate private and public-uses if possible whenever the District seeks to modernize, expand, or build new public facilities. Co-located uses should align with citywide priorities and can include affordable senior housing, affordable multi-family housing, recreation facilities, and health-related facilities.

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306.18 ***Action LU-1.3.A: Station Area and Corridor Planning***

Conduct detailed station area and corridor plans ~~and studies prior to the creation of TOD overlays in an effort to avoid potential conflicts between TOD and neighborhood conservation goals. These plans should be prepared~~ collaboratively with WMATA and local communities ~~that and should~~ include detailed surveys of parcel characteristics (including lot depths and widths), existing land uses, structures, street widths, the potential for buffering, and possible development impacts on surrounding areas. Plans should also address joint public-private development opportunities, urban design improvements, ~~traffic~~ transportation demand and parking management strategies, integrated bus service and required service facilities, capital improvements, neighborhood conservation and enhancement, and recommended land use and zoning changes. 306.18

306.19 ***Action LU-1.3.B: ~~TOD Overlay Zone~~ Zoning Around Transit***

~~During the forthcoming revision to the zoning regulations, The language should include provisions for mixed land uses, minimum and maximum densities (inclusive of density bonuses), parking maximums, and buffering and design standards that reflect the presence of transit facilities. Work with land owners, the Council of the District of Columbia, local ANCs, community organizations, WMATA, and the Zoning Commission to determine the stations where such a zone should be applied. The emphasis should be on stations that have the capacity to accommodate substantial increases in ridership and the potential to become pedestrian-oriented urban villages. Neighborhoods that meet these criteria and that would welcome a TOD overlay are the highest priority. 306.19~~
Developments around transit stations and transit stops should optimize the potential for pedestrian-oriented urban villages; and should consider coordinated and/or shared parking and loading; and should be designed to help integrate the transit facility with neighborhood character.

NEW Action LU-1.3.C: Metro Station and Inclusionary Zoning

Consider requiring the maximum percent of affordable units required by the Inclusionary Zoning Program in and around station areas, with the appropriate bonus density and height allowances.

NEW Action LU-1.3.D: Co-Location Opportunity Evaluation

Evaluate potential co-location of public and private uses as part of facilities modernization, expansion, and new construction.

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NEW**Action LU-1.3.E: Coordination of Co-Location Opportunities with Capital Budget**

Provide the outcome of the co-location opportunity evaluation for projects that meet the threshold criteria as part of the yearly capital budget request submission to the Office of the City Administrator.

307 LU-1.4 NEIGHBORHOOD INFILL DEVELOPMENT 307

- 307.1 ~~There are~~ Hundreds of small vacant lots across the District of Columbia ~~are~~ located away from transit stations and off of the major boulevards. Analysis conducted through the Comprehensive Plan revision determined that vacant, residentially-zoned lots totaled more than 400 acres in 2005. Approximately 50 percent of this acreage was zoned for single family homes, 15 percent was zoned for townhomes and rowhomes, and 35 percent was zoned for multi-family development. Most of the sites were less than one acre in size. Some of this land may not be developable to the limits allowed by zoning due to site constraints such as poor access, awkward parcel shapes, and steep topography. 307.1
- 307.2 Infill development on vacant lots is strongly supported in the District of Columbia, provided that such development is compatible ~~in scale~~ with its surroundings and consistent with environmental protection and public safety objectives. **Opportunities for change from vacant to vibrant are in residential and commercial areas.** In residential areas, infill sites present some of the best opportunities ~~in the city~~ for "family"-housing and low-to-moderate-density development, **as well as community gardens and pocket parks.** In commercial areas, infill development can fill gaps in the streetwall and create more cohesive and attractive neighborhood centers. Vacant lots in such settings may also present opportunities for public uses, ~~such as pocket parks, job training facilities, and child care centers.~~ 307.2
- 307.3 In both residential and commercial settings, infill development must be sensitive to neighborhood context. High quality design standards should be required **and the infill development should reflect the neighborhood.** ~~the privacy of neighboring structures should be respected, and density and scale should reflect the desired character of the surrounding area.~~ 307.3
- 307.4 Infill development may also include the restoration of vacant and abandoned structures. In 2003, there were an estimated 2,700 vacant and abandoned residential properties in the District. While the number has declined since then, some parts of the city continue to have relatively high concentrations of vacant buildings. ~~As noted in the Housing Element, the city's Home Again Initiative-~~

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~~was launched in 2003 to restore such properties to active use.~~ 307.4

NEW

Accessory dwelling units are another form of infill development that can provide opportunities for addressing affordability. Accessory dwelling units can provide opportunities to age in place, purchase a first home, or help pay a mortgage.

307.5 ***Policy LU-1.4.1: Infill Development***

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5

307.6 **Policy LU-1.4.2: Long-Term Vacant Sites**

Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these constraints. 307.6

307.7 ***Policy LU-1.4.3: Zoning of Infill Sites***

~~Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods. This is particularly important in single family and row house neighborhoods that are currently zoned for multi-family development.~~ 307.7

See the Housing Element for policies on the development of “New Communities” on the sites of aging public housing complexes and a discussion of the city’s “Home Again” program for rehabilitating vacant properties.

308 LU-2 CREATING AND MAINTAINING ~~SUCCESSFUL~~ INCLUSIVE NEIGHBORHOODS 308

308.1 This section of the Land Use Element focuses on land use issues within the District’s neighborhoods. It begins with a set of broad policies which state the city’s commitment to sustaining neighborhood diversity and ~~protecting~~ **enhancing** the defining characteristics of each community. This is followed by a discussion of neighborhood appearance, particularly the treatment of abandoned and blighted properties. This section then turns to a discussion of residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues. 308.1

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309 LU-2.1 A CITY OF NEIGHBORHOODS 309

- 309.1 The same effort given to keep Washington's monumental core a symbol of national pride must be given to the city's neighborhoods. After all, ~~Washington, DC's~~ the public image ~~of the city~~ is defined as much by ~~the diversity and vibrancy of~~ its communities, local culture, homes, businesses, streets, and neighborhood spaces as it is by its monuments and federal buildings. For Washington's residents, the neighborhoods are the essence of the city's social and physical environment. Strong neighborhoods are key for continued livability in a growing and changing city. Land use policies must ensure that all neighborhoods have adequate access to commercial services, parks, educational and cultural facilities, share in economic mobility, and sufficient and accessible housing opportunities while ~~protecting~~ respecting-acknowledging their rich historic and cultural legacies. 309.1
- 309.2 Washington has no fewer than 130 distinct and identifiable neighborhoods today. They range from high-density urban mixed use communities like the West End and Mount Vernon Square to quiet, low-density neighborhoods like Crestwood and Spring Valley, providing a wide range of choices for ~~the District's~~ many different types of households. Just as their physical qualities vary, the social and economic characteristics of ~~the city's~~ neighborhoods also vary. In 2001, the DC Office of Planning studied neighborhoods using ~~used~~ a range of social and economic indicators, including ~~to classify neighborhoods as~~ "stable", "transitional", "emerging", or "distressed." These indicators included income, home value and sales, school performance, crime rates, poverty rates, educational attainment, and building permit activity, among others. While much has changed since 2001 including substantial population growth, the emergence of new residential neighborhoods and the revitalization of established neighborhoods, the neighborhood data remain instructive for the purposes of land use policy and should be updated when a new Comprehensive Plan is undertaken. 309.2
- 309.3 ~~Most~~ Many of the District's ~~recent~~ planning efforts have focused on transitional, emerging, and distressed neighborhoods. Land use strategies for these areas have emphasized the reuse of vacant sites, the refurbishment (or replacement) of abandoned or deteriorating buildings, the removal of illegal land uses, and improvements to the public realm (e.g., streets and public buildings). These strategies have been paired with incentives for the private sector to reinvest in each neighborhood and provide new housing choices and services. A different set of land use strategies has been applied in "stable" neighborhoods, emphasizing commercial enhancement strategies, public space design, neighborhood ~~conservation character,~~ and appropriate infill.

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~~Land use policies in these areas have focused on retaining neighborhood character, mitigating development impacts on services and infrastructure, preventing demolition in historic districts, and improving the connection between zoning and present and desired land uses. 309.3~~

NEW

Other planning efforts have focused on reconnecting neighborhoods divided by large transportation infrastructure such as highways and railroads. Reconnection provides for strengthening existing neighborhoods and creating new neighborhoods to accommodate the growing population such as in the NoMa, Capitol Crossing, and Walter Reed areas. These planning efforts include framework plans to provide design guidance, define and activate the public realm, support neighborhood sustainability and resilience, and identify retail strategies.

NEW

Continued growth, competing demands for land, and the desire to manage policy priorities across Washington, DC requires renewed attention to all areas in the city.

309.4

During the coming decades, the District will keep striving for **greater equity across all neighborhoods in terms of access to housing, job opportunities, economic mobility, energy innovation, and amenities** ~~increased stability in its transitional, emerging, and distressed neighborhoods~~. This does not mean that all neighborhoods should become the same, or that a uniform “formula” ~~for stability~~ should be applied to each community. Rather, it means that each neighborhood should have certain basic assets and amenities (see text box below). These assets and amenities should be ~~protected~~ **respected** and enhanced where they exist today, and created or restored where they do not. 309.4

309.5

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of ~~residential~~ neighborhood ~~types in the District, ranging from low density, single family neighborhoods to high density, multi-family mixed use neighborhoods~~. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced ~~in the future, while encouraging the identification of appropriate sites for new development, and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity.~~ 309.5

309.6

What Makes a Great Neighborhood? 309.6

A successful neighborhood should create a sense of belonging, civic pride, and a collective sense of stewardship and responsibility for the community's future among all residents. Indeed, a neighborhood's success must be measured by more than the income of its residents or the size of its homes. Building upon the ~~In~~ 2004, “A Vision for Growing an Inclusive City” identified essential physical qualities that all neighborhoods should share. These

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included:

- Transportation options for those without a car, including convenient bus service, car sharing (separate from ride-hailing), bicycle facilities, and safe access for pedestrians;
- Easy access to shops and services meeting day-to-day needs, such as child care, groceries, and sit-down restaurants;
- Housing choices, including homes for renters and for owners, and a range of units that meet the different needs of the community;
- Safe, clean public gathering places, such as parks and plazas—places to meet neighbors, places for children to play, and places to exercise or connect with nature;
- Quality public services, including police and fire protection, high-quality, safe and modernized schools, health services, and libraries and recreation centers that can be conveniently accessed (~~though not necessarily located within the neighborhood itself~~);
- Distinctive character and a "sense of place", defined by neighborhood architecture, visual landmarks and vistas, streets, public spaces, and historic places;
- Evidence of visible public maintenance and investment—proof that the city "cares" about the neighborhood and is responsive to its needs; and
- A healthy natural environment, with street trees and greenery, and easy access to the city's open space system.

The understanding of what makes a great neighborhood has evolved, particularly in terms of addressing social equity, advancing sustainability, and building community resilience to everyday challenges as well as environmental and manmade disasters. Where a resident lives - their neighborhood - remains one of the greatest predictors of individual health and economic outcomes. To achieve inclusive growth, neighborhood success must not only include achieving the desired physical characteristics but also ensuring that every community plays a part in supporting investment and development that advances neighborhood vitality, growth, and economic mobility, and increases access, equity, and where appropriate, jobs. ~~A neighborhood's success must be measured by more than the income of its residents or the size of its homes. A successful neighborhood should create a sense of belonging and civic pride, and a collective sense of stewardship and responsibility for the community's future among all residents.~~

The positive elements that create the identity and character of each neighborhood should be preserved and enhanced ~~in the future.~~

309.7

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate ~~orderly~~ neighborhood revitalization ~~and stabilization~~ by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, except where projects advance equity and opportunity

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for disadvantaged persons. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. 309.7

309.8 ***Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods***

Recognize the importance of balancing goals to increase the housing supply **including affordable units** and expand neighborhood commerce with parallel goals to ~~protect~~ **respect neighborhood character**, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on ~~conservation-conserving units and character~~ in some neighborhoods and revitalization in others **although all neighborhoods have a role in helping to meet broader District-wide needs such as affordable housing, public facilities, etc.** 309.8

309.9 ***Policy LU-2.1.4: Rehabilitation Before Demolition***

In redeveloping areas characterized by vacant, abandoned, and underutilized older buildings, generally encourage rehabilitation and adaptive reuse of **architecturally or historically significant** existing buildings, rather than demolition. 309.9

309.10 ***Policy LU-2.1.5: ~~Conservation of Single Family Neighborhoods~~ Support***

~~Protect and conserve~~ **Support** the District’s ~~established~~ ~~stable, low-density~~ neighborhoods ~~and ensure that their zoning reflects their established low density character.~~ Carefully manage the development of vacant land ~~and the alteration of existing structures~~ in and ~~adjacent to single family~~ **around** neighborhoods in order to ~~protect low density~~ **respect character, housing, affordable housing, civic space,** preserve open space, and maintain neighborhood scale. 309.10

309.11 ***Policy LU-2.1.6: Teardowns and Mansionization***

Strongly Discourage the replacement of quality homes in good physical condition with new **single-family** homes that are substantially larger, taller, ~~and bulkier~~ ~~or more likely to require more energy~~ than the prevailing building stock. 309.11

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- 309.12 **Policy LU-2.1.7: ~~Conservation of Row House Neighborhoods~~ Character**
~~Protect~~ **Respect** the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, ~~considering additional row house neighborhoods for historic district designation, and regulating the subdivision of row houses into multiple dwellings. Upward and outward extension of row houses which compromise their design and scale should be discouraged.~~ 309.12
- 309.13 **Policy LU-2.1.8: Zoning of Low and Moderate Density Neighborhoods**
 Unless a small area plan, District agency directive or study indicates otherwise, ~~D~~discourage the rezoning of areas currently developed with single family homes, duplexes, and rowhouses (e.g., R-1 through ~~R-4~~ **RE**) for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhood. 309.13
- 309.14 **Policy LU-2.1.9: Addition of Floors and Roof Structures to Row Houses and Apartments ~~Alterations to Rowhouses and Apartments~~**
 Generally discourage ~~alterations to buildings that result in a loss of family-sized units~~ increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, ~~if particularly where such additions would be architecturally undistinguished and out of character with the other structures on the block.~~ Roof structures should only be permitted if they ~~would not harm the aim to respect the~~ architectural character of the building on which they would be added; ~~or other buildings nearby.~~ 309.14
- 309.15 **Policy LU-2.1.10: Multi-Family Neighborhoods**
 Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, unless those uses would likely provide jobs for nearby residents, and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15
- 309.16 **Policy LU-2.1.11: Residential Parking Requirements**
~~Ensure that~~ **P**arking requirements for residential buildings ~~should be~~ responsive to the varying levels of demand associated with different unit types, unit sizes, ~~and~~ unit locations (including proximity to transit), and new technology (including the sharing economy and electronic vehicles). Parking

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should be accommodated in a manner that maintains an attractive environment at the street level and minimizes interference with traffic flow. Reductions in parking ~~may~~shall be considered where transportation demand management measures are implemented and a reduction in demand can be ~~clearly~~ demonstrated. 309.16

Please refer to the Transportation Element for additional policies and actions related to parking management.

309.17 ***Policy LU-2.1.12: Reuse of Public Buildings***

Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, ~~and co-location of uses considered to meet broader District-wide goals, and should limit the introduction of new uses that could adversely affect neighboring communities.~~ ~~Reuse of public buildings should implement small area and framework plans where possible.~~ 309.17

309.18 ***Policy LU-2.1.13: Flag Lots***

~~Generally discourage the use of “flag lots” (lots with little or no street frontage, accessed by a driveway easement or narrow strip of land and typically located to the rear of another lot) when subdividing residential property.~~ 309.18

319.18a ***Policy LU-2.1.14: Planned Unit Developments in Neighborhood Commercial Corridors***

~~Consider modifying minimum lot size and other filing and procedural (but not height and density) requirements for Planned Unit Developments (PUDs) for neighborhood commercial areas for the purpose of allowing small property owners to participate in projects that encourage high quality developments and provide public benefits. Planned Unit Developments (PUDs) in neighborhood commercial areas should provide high quality developments with active ground floor designs that provide for neighborhood commercial uses, vibrant pedestrian spaces and public benefits including housing, affordable housing, and affordable commercial space.~~ 309.18a

309.19 ***Action LU-2.1.A: Rowhouse Zoning District***

~~Develop a new row house zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the unique nature of row house neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).~~ Completed – See Implementation Table. 309.19

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309.20 ***Action LU-2.1.B: Amendment of Exterior Wall Definition***

Amend ~~the city's~~ procedures for roof structure review so that the division-on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. **Completed – See Implementation Table.** 309.20

309.21 ***Action LU-2.1.C: Residential Rezoning***

Provide a better match between zoning and existing land uses in ~~the city's~~ residential areas, with a particular focus on:

- a. Blocks of well-established single family and semi-detached homes that are zoned R-3 or higher; **and**
- b. Blocks that consist primarily of row houses that are zoned R-5-B or higher; **and**
- c. ~~Historic districts where the zoning does not match the predominant contributing properties on the block face.~~

In all ~~three~~ of these instances, ~~pursue~~ **consider** rezoning to appropriate densities to ~~protect~~ **respect** the predominant architectural character and scale of the neighborhood. 309.21

309.22 ***Action LU-2.1.D: Avoiding “Mansionization”***

~~Consider adjustments to the District's zoning regulations to address the construction of excessively large homes that are out of context with the surrounding neighborhood (“mansionization”). These adjustments might include the use of a sliding scale for maximum lot occupancy (based on lot size), and the application of floor area ratios in single family zone districts to reduce excessive building mass. They could also include creation of a new zoning classification with a larger minimum lot size than the existing R-1-A zone, with standards that more effectively control building expansion and lot division. **Obsolete – see Implementation Table.**~~ 309.22

NEW Action LU-2.1.E: Study of Neighborhood Indicators

Conduct ongoing review with periodic publication of social and economic neighborhood indicators for the purpose of targeting neighborhood investments, particularly for the purposes of achieving neighborhood diversity and fair housing.

NEW Action LU-2.1.F: Electric Vehicle Supply Equipment

Encourage the siting of electric vehicle supply equipment in curbside public space, multi-dwelling unit garages, commercial facilities, and residential areas, where appropriate.

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310 LU-2.2 MAINTAINING COMMUNITY STANDARDS 310

- 310.1 “Community standards” encompasses a broad range of topics relating to the physical appearance and quality of ~~the city’s~~ neighborhoods. The District maintains planning, building, housing, zoning, environmental, tax, and other regulations and codes aimed at protecting public safety and keeping ~~the city’s~~ neighborhoods in excellent physical condition. However, instances of neglected and abandoned properties, illegal uses, unpermitted construction, and code violations are still common in many parts of the city. Despite dramatic improvements in code enforcement during recent years and a 50 percent drop in the number of vacant properties since 2000, more effective and responsive enforcement remains one of the most frequently raised planning issues ~~in the District~~ today. 310.1
- 310.2 ***Policy LU-2.2.1: Code Enforcement as a Tool for Neighborhood ~~Conservation~~ Stabilization***
- Recognize the importance of consistent, effective, and comprehensive code enforcement, and enforcement of the higher tax rates applied to vacant, and vacant and blighted property, to the ~~protection~~ enhancement of residential neighborhoods. Housing, building, property tax, and ~~zoning~~ regulations must be strictly applied and enforced in all neighborhoods ~~of the city~~ to prevent deteriorated, unsafe, and unhealthy conditions; reduce illegal activities; maintain the general level of residential uses, densities, and height; provide incentives for rehabilitating property and getting it occupied; and ensure ~~that promptly correct~~ health and safety hazards. ~~are promptly corrected.~~ 310.2
- 310.3 ***Policy LU-2.2.2: Appearance of Vacant Lots and Structures***
- Maintain and enforce ~~District~~ programs ~~(such as “Clean It Or Lien It”)~~ ~~which~~ ensure that keep vacant lots and buildings ~~are kept~~ free of debris, litter, and graffiti. Such sites should be treated in way that eliminates neighborhood blight, improves visual quality, and enhances public safety. 310.3
- 310.4 ***Policy LU-2.2.3: Restoration or Removal of Vacant and Abandoned Buildings***
- Reduce the number of vacant and abandoned buildings ~~in the city~~ through renovation, rehabilitation, and where necessary, demolition. Implement programs that encourage the owners of such buildings to sell or renovate them, and apply liens, fines, higher taxes, charges for public clean-up of the property, and other penalties for non-compliant properties. 310.4

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310.5 ***Policy LU-2.2.4: Neighborhood Beautification***

Encourage projects which improve the visual quality of ~~the District's~~ neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, **murals**, improvement or removal of abandoned buildings, street and sidewalk repair, ~~and~~ park improvements, **and public realm enhancement and activation**. 310.5

310.6 ***Policy LU-2.2.5: Enforcement of Approval Conditions***

Fully enforce conditions of approval for new development, **including design, building, and operating criteria**. ~~Ensure that such projects are designed, built, and operated consistently with such conditions, and apply appropriate penalties in the event of non-compliance.~~ 310.6

310.7 ***Policy LU-2.2.6: Public Stewardship***

Support efforts by local Advisory Neighborhood Commissions, citizen/civic associations, garden clubs, homeowner groups, and other organizations to initiate neighborhood improvement and beautification programs. Provide information, guidance, and technical assistance to these groups as appropriate or feasible. 310.7

310.8 ***Policy LU-2.2.7: Alley ~~Closings~~ Use***

Discourage the conversion of alleys to private yards or developable land when the alleys are part of the historic fabric of the neighborhood and would otherwise continue to perform their intended functions, such as access to rear garages and service areas for trash collection. **Support the greening of residential alleys where feasible to enhance sustainability and stormwater management. Encourage potential activation of commercial alleys in business districts through art, programming, and events, where not in conflict with the intended function of the alley network.** 310.8

310.9 ***Action LU-2.2.A: Vacant Building Inventories***

Maintain and continuously update data on vacant and abandoned buildings, **following up on public reports of vacant buildings, in the city**, and regularly assess the potential for such buildings to support new uses and activities. This should include periodic assessment of ~~the city's~~ vacant building monitoring **and taxation** programs and exploring creative ways to deal with vacant properties and long-term vacant sites. **Strategically purchase such properties at tax delinquency sales when such properties could be put into use for affordable housing.** 310.9

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310.10 ***Action LU-2.2.B: Education and Outreach on Public Space Maintenance***

Develop a public outreach campaign on the District's public space regulations (including the use of such space for announcements, campaign signs, and advertising), and resident/District responsibilities for maintenance of public space, including streets, planting strips, sidewalks, and front yards. 310.10

NEW**Action LU-2.2.C: Forested Land Preservation**

Provide incentives to preserve privately owned forest land and enhance tree canopy, such as through easements, forest mitigation bank programs, or transfer of development rights, and enforce laws preserving special and heritage trees.

311 **LU-2.3 RESIDENTIAL LAND USE COMPATIBILITY 311**

311.1 Many of Washington's neighborhoods were developed before 1920, when ~~the city adopted~~ its first zoning regulations ~~were applied~~. As a result, the older neighborhoods tend to have a patchwork pattern of land uses, with business and residential activities sometimes occurring on the same block. While this pattern has created some of ~~the city's~~ most desirable and interesting neighborhoods, it has also introduced the potential for conflict. Certain commercial and industrial uses may generate noise, odor, traffic, litter, and other impacts that affect the quality of life in adjacent residential neighborhoods. Similarly, introducing new residential uses to commercial or industrial areas can make it difficult for established businesses to operate effectively. 311.1

311.2 Land use compatibility is addressed through the District's zoning regulations. The regulations list uses that are permitted as a matter-of-right and those that are permitted with a Special Exception (and in some cases, uses that are prohibited) in each zone. Over the years, a variety of "standards for external effects" have been applied to address the impacts of different activities on adjacent uses. ~~However, the Zoning Regulations have not been comprehensively updated in almost 50 years, and do not address land use compatibility issues as effectively as they might. More effective use of performance standards, buffering and screening requirements, management of "problem" land uses, and the examination of appropriate matter of right uses should be pursued as the Zoning Regulations are redrafted. In 2016 the Zoning Commission adopted a comprehensive update to the Zoning Regulations: the first comprehensive revision in over 50 years. The revised zoning regulations, referred to as ZR16, address land use compatibility issues, more effective use of performance standards, buffering and screening requirements, updated development and design standards, and new standards for parking and loading. ZR-16 also includes new definitions, new zones, and changes to~~

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matter-of-right and special exception uses. ZR16 is an important step in implementing goals for achieving a healthy, vibrant, diverse and environmentally sustainable city. 311.2

311.3 ***Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas***

Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. 311.3

311.4 ***Policy LU-2.3.2: Mitigation of Commercial Development Impacts***

Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, ~~shadow, view obstruction,~~ odor, noise, and vibration impacts on surrounding residential areas. Before commercial development is approved, establish ~~appropriate~~ requirements for ~~traffic transportation demand management~~ and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid ~~such possible adverse effects of the benefits of commercial development in enlivening neighborhoods, generating taxes and creating jobs.~~ 311.4

311.5 ***Policy LU-2.3.3: Buffering Requirements***

~~Buffer~~ ~~Ensure that~~ new commercial development adjacent to lower density residential areas ~~provides effective physical buffers~~ to avoid adverse effects. Buffers may include ~~larger~~ setbacks, landscaping, fencing, screening, height step downs, and other architectural and site planning measures that avoid potential conflicts. 311.5

311.6 ***Policy LU-2.3.4: Transitional and Buffer Zone Districts***

Maintain mixed use zone districts which serve as transitional or buffer areas between residential and commercial districts, and which also may contain institutional, non-profit, embassy/chancery, and office-type uses. Zoning regulations for these areas ~~(which currently include the SP-1 and SP-2 zones)~~ should ~~enhance neighborhood character and ensure that development is harmonious with its surroundings, consider~~ achieves appropriate height and density transitions ~~in new developments, and protects neighborhood character.~~ 311.6

Churches and other religious institutions are an important part of the fabric of the city's neighborhoods.

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311.7 ***Policy LU-2.3.5: Institutional Uses***

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents, ~~the District of Columbia~~. ~~Ensure that~~ When such uses are permitted in residential neighborhoods, ~~their~~ y are designed and operation ~~ed in a manner that is~~ should be sensitive to neighborhood issues and n eigh b ors' ~~that maintains~~ quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic transportation and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

311.8 ***Policy LU-2.3.6: Places of Worship and other Religious Facilities***

Recognize places of worship and other religious facilities as an ongoing, important part of the fabric of the city's neighborhoods. Work proactively with the faith-based community, residents, ANCs, and neighborhood groups to address issues associated with these facilities' transportation needs, operations, and expansion, so that existing and new religious facilities may be sustained as neighborhood anchors and a source of spiritual guidance ~~for District residents~~. Recognize also that places of worship or religious assembly, and some other religious facilities or institutions, are accorded important federal constitutional and statutory protections under the First Amendment (U.S. Const. Amend. I) and the Religious Land Use and Institutionalized Persons Act of 2000, approved September 22, 2000 (114 Stat. 803; 42 U.S.C. 2000cc). The missions of many religious institutions involve service to the poor, and institutions offer important services such as providing food banks, meals, clothing, counseling services, shelter and housing. 311.8

311.9 ***Policy LU-2.3.7: Non-Conforming Institutional Uses***

Carefully control and monitor institutional uses that do not conform to the underlying zoning to promote ~~ensure their~~ long-term compatibility. In the event such institutions ~~uses~~ are sold or cease to operate, ~~as institutions~~, encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

311.10 ***Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses***

Limit ~~Reduce the number of~~ nonconforming uses in residential areas, ~~particularly those uses~~ that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful impacts on their surroundings. 311.10

Commented [SC3]: Do not delete.

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311.11 ***Policy LU-2.3.9: Transient Accommodations in Residential Zones***

Continue to distinguish between transient uses – such as hotels, bed and breakfasts, and inns – and permanent residential uses such as homes and apartments in the District’s Zoning Regulations. The development of new hotels on residentially zoned land should continue to be prohibited, ~~incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially zoned land,~~ and owner occupancy should continue to be required for transient accommodations in residential zones, consistent with applicable laws. Short term housing for persons receiving social services is outside the scope of this policy’s prohibition. 311.11

311.12 ***Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses***

Control the conversion of entire residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones through the Special Exception process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.

311.13 ***Policy LU-2.3.11: Home Occupations***

Maintain appropriate regulations (including licensing requirements) to address the ~~growing~~ trend toward home occupations, accommodating such uses but ensuring that they do not ~~negatively impact~~ hurt residential neighborhoods. 311.13

NEW ***Policy: Arts and Culture Uses in Neighborhoods***

~~Recognize the importance of low-profile, neighborhood-serving arts and culture as an asset for community preservation and building. Encourage the preservation or expansion of arts and culture in discretionary review of development projects.~~

Please refer to the Arts and Culture Element for additional guidance.

311.14 ***Action LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones***

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~~As part of the comprehensive rewrite of the zoning regulations, develop text amendments which:~~

- ~~a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones;~~
- ~~b. More effectively manage the non-residential uses that are permitted as a matter of right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts;~~
- ~~c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods;~~
- ~~d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and~~
- ~~e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.~~ **Completed – See Implementation Table.** 311.14

311.15 ***Action LU-2.3.B: Analysis of Non-Conforming Uses***

Complete an analysis of non-conforming commercial, industrial, and institutional uses in ~~the District's~~ residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses. 311.15

312 LU-2.4 NEIGHBORHOOD COMMERCIAL DISTRICTS AND CENTERS 312

312.1 Commercial uses and local public facilities are an essential part of the District's neighborhoods. Many of these uses are clustered in well-defined centers that serve as the "heart" of the neighborhood. These areas support diverse business, civic, and social activities. Each center reflects the identity of the neighborhood around it through the shops and establishments it supports and the architecture and scale of its buildings. They are also often connecting points for public transit lines—in fact, many originated around streetcar stops and continue to be important ~~bus transfer~~ **transit** points today. 312.1

312.2 Since 2006, the District has experienced significant population growth with the emergence of new neighborhoods and revitalization of existing ones. Growth of commercial centers has favored walkability and a retail mix led by food establishments and neighborhood shopping options. Residential growth has also spurred local commercial growth, buoying the success of more commercial centers, alleviating the District's longstanding retail gap.
These changes have reshaped the retail landscape. Established retail areas have new competition while new opportunities emerged in underutilized centers. Commercial centers in neighborhoods provide amenities to residents, help to define public life, and provide community anchors and places for social interaction. ~~Many District neighborhoods, particularly those~~

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~~on the east side of the city, lack well defined centers or have centers that struggle with high vacancies and a limited range of neighborhood serving businesses. Greater efforts must be made to attract new retail uses to these areas by improving business conditions, upgrading storefronts and the street environment, and improving parking and pedestrian safety and comfort. The location of new public facilities in such locations, and the development of mixed use projects that include upper story housing, can encourage their revival.~~
312.2

NEW In 2012, OP developed the DC Vibrant Retail Streets Toolkit to help community and business leaders maximize the potential of their commercial centers with a roadmap based on extensive market research. The most important factor for successful commercial districts is support from a management organization such as a business improvement district, Main Street, merchants' association, or other community group. Management organizations present a unified identity and efficiently communicate the center's interests and needs.

NEW The structure of retail space is another important factor. Retail space is most likely to be successful when it is contiguous with other retail spaces, ceilings are at least 12 feet high, storefronts are transparent, and sidewalks are at least 8 feet wide. Each commercial center has its own market position based on numerous factors including the characteristics of the residential and daytime populations; function and composition of nearby centers; and accessibility. The type of retail mix and amount of space that can be supported depends on a center's market position which can change by increasing housing and jobs in or near the center and/or increasing access to the center.

NEW Improving access to neighborhood commercial centers for pedestrians, transit riders, bicyclists, and drivers is an important factor for successful retail. Pedestrian access is the most important accessibility factor for all commercial centers because it is the common thread that connects retail space with patrons using all other modes.

NEW Curbside management is another major factor for successful commercial areas. Manage the curbside of streets in commercial centers to promote greater access and turnover for customers. Curbside management may be done through strategies such as adjusting parking prices and time limits. Curbside lanes are used for multiple purposes, including parking, loading, bicycle lanes, and transit movements. All such uses should be carefully considered when determining how to manage access in each commercial center. Additionally, management organizations should manage off-street parking in commercial centers to promote shared parking among different uses at different times of day and days of the week.

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- 312.3 Even the most successful neighborhood centers ~~in the District~~ must deal with land use conflicts. Excessive concentrations of bars, liquor stores, fast-food outlets, convenience stores, and similar uses are causes of concern in almost every part of the city. Commercial parking demand affects nearby residential streets around many centers. In some locations, commercial and residential rear yards abut one another, causing concerns over rodents, odors, noise, shadows, view obstruction, and other impacts. Effective zoning and buffering requirements are important to address such concerns while accommodating growth, enhancing local amenities, and protect respecting neighborhood character. Zoning ~~overlays have been adopted~~ has been used in some commercial districts to limit the range of allowable uses and reduce the likelihood of external impacts. 312.3
- 312.4 Of course, not all commercial uses occur in defined centers. Many ~~District~~ thoroughfares are lined with “strip” commercial development, much of it auto-oriented and not particularly focused on residents of the adjacent neighborhoods. Activities such as auto dealerships and repair services, motels, and similar uses, can be important contributors to the ~~District’s~~ economy. Again, zoning regulations ~~should establish where these uses are appropriate and~~ should set buffering and screening requirements and other standards which improve the compatibility of such uses with their surroundings. 312.4
- 312.5 ***Policy LU-2.4.1: Promotion of Commercial Centers***
Promote the vitality ~~of the District’s~~ commercial centers and provide for the continued growth of commercial land uses to meet the needs of ~~District~~ residents, expand employment opportunities for ~~District~~ residents, accommodate population growth, and sustain the city’s role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and amenities ~~ease of access~~ for nearby residents. 312.5
- 312.6 ***Policy LU-2.4.2: Hierarchy of Commercial Centers***
Maintain and reinforce a hierarchy of neighborhood, multi-neighborhood, regional, and main street commercial centers in the District. Activities in each type of center should reflect the center’s ~~its~~ intended role and market area, as defined in the Framework Element. Established centers should be expanded in areas where the existing range of goods and services is insufficient to meet community needs. 312.6
- 312.7 ***Policy LU-2.4.3: Regional Centers***
Support and enhance the District’s regional commercial centers to help

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serve area shopping needs that are not met Downtown. Permit the District's

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two established regional commercial centers, at Georgetown and Friendship Heights, to develop and evolve in ways which are compatible with other land use policies, including those for accommodating population growth and increasing affordable housing, especially along corridors, strengthening commercial vitality, maintaining stable neighborhoods, mitigating negative environmental impacts, managing parking, and minimizing adverse ~~traffic-transportation~~ impacts. ~~Likewise~~ Promote equitable access to regional shopping by, encouraging the continued development of the emerging regional centers at Minnesota-Benning and Hechinger Mall in a manner that is consistent with other policies in the Comprehensive Plan. 312.7

312.8 ***Policy LU-2.4.4: Heights and Densities in Regional Centers***

~~Maintain~~ Promote heights and densities in established and proposed regional centers which are appropriate to the scale and function of development in adjoining communities and ~~which step down transition~~ to adjacent residential areas, and maintain or develop buffer areas for neighborhoods exposed to increased commercial densities. 312.8

312.9 ***Policy LU-2.4.5: Encouraging Nodal Development***

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. 312.9

312.10 ***Policy LU-2.4.6: Scale and Design of New Commercial Uses***

~~Develop~~ Ensure that new uses within commercial districts ~~are developed~~ at a height, mass, scale and design that is appropriate for a growing, densifying city, and that is compatible with surrounding areas. 312.10

312.11 ***Policy LU-2.4.7: Location of Night Clubs and Bars***

Provide zoning and alcoholic beverage control laws that ~~discourage the excessive concentration and~~ encourage a mix of ground floor uses in commercial areas creating stronger retail environments and minimizing potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts and adjacent residential areas. New uses that generate late night activity and large crowds should be ~~located away from low and moderate density residential areas and should instead be concentrated~~ prioritized Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

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312.11

312.12 ***Policy LU-2.4.8: Addressing Commercial Parking Impacts***

~~Ensure that the District's~~ Zoning regulations **should** consider the ~~traffic transportation~~ and parking impacts of different commercial activities, and include provisions to mitigate the parking demand and congestion problems that may result as new development occurs, especially as related to loading and goods delivery. 312.12

Please refer to the Transportation Element, Section 3.2 for additional policies and actions related to parking.

312.13 ***Policy LU-2.4.9: High-Impact Commercial Uses***

~~Ensure that the District's zoning regulations~~ **Limit** the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

312.14 ***Policy LU-2.4.10: Use of Public Space within Commercial Centers***

Carefully manage the use of sidewalks and other public spaces within commercial districts to avoid pedestrian obstructions and to provide an attractive and accessible environment for shoppers. ~~**Continue to encourage the identification and transition of excess public right of way into temporary or permanent plazas that contribute to social interaction within commercial centers.**~~ Where feasible, the development of outdoor sidewalks cafes, flower stands, and similar uses which “animate” the street should be encouraged. Conversely, the enclosure of outdoor sidewalk space with permanent structures should generally be discouraged. 312.14

312.15 ***Policy LU-2.4.11: Hotel Impacts***

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, tour bus parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

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312.16 *Policy LU-2.4.12: Monitoring of Commercial Impacts*

~~Maintain a range of M~~monitoring, inspection, and enforcement ~~local planning, building, zoning, transportation, health, alcoholic beverage control, and other District rules and regulations~~ programs for commercial areas ~~to ensure that activities are occurring in accordance with local planning, building, zoning, transportation, health, alcoholic beverage control, and other District rules and regulations. Prompt and effective action should be taken in the event non-compliance with these rules and regulations is observed.~~ 312.16

312.17 *Policy LU-2.4.13: Commercial Uses Outside Designated Centers*

~~Recognize that N~~ot all commercial uses can be appropriately sited within designated neighborhood, multi-neighborhood, and regional centers. For example, automobile sales, nurseries, building supply stores, large night clubs, hotels, and similar uses may require ~~highway-oriented~~ locations near parking and major roads. ~~The District should R~~etain and support such uses and accommodate them on appropriately located sites. 312.17

312.18 *Action LU-2.4.A: Evaluation of Commercial Zoning*

As part of each Small Area Plan, conduct an evaluation of commercially zoned areas to assess the appropriateness of existing zoning designations. This assessment should consider:

- a. The heights, densities and uses that could occur under existing zoning; and
- b. The suitability of existing zoning given the location and size of each area, the character of adjacent land uses, the relationship to other commercial districts in the vicinity, transportation and parking attributes, proximity to adjacent uses, and the designation on the Future Land Use Map. 312.18

312.19 *Action LU-2.4.B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones*

As part of the comprehensive rewrite of the zoning regulations, consider text amendments that:

- a. More effectively control the uses which are permitted as a matter-of- right in commercial zones;
- b. Avoid the excessive concentration of particular uses with the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and
- c. Consider performance standards to reduce potential conflicts between certain incompatible uses Completed – See Implementation Table. 312.19

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312.20 ***Action LU-2.4.C: Mixed Use District with Housing Emphasis***

Develop a new mixed use zoning district, to be applied principally on land that is currently zoned for non-residential uses (or that is now unzoned), which limits commercial development to the ground floor of future uses and requires residential use on any upper stories. Consider the application of this designation to Metrorail stations and corridor streets that may currently have high commercial vacancies or an excess supply of commercial space, including those areas designated as “Main Street Mixed Use Corridors” and commercial centers on the Generalized Policies Map. Completed – See Implementation Table.

312.20

313 LU-3 BALANCING COMPETING DEMANDS FOR LAND 313

313.1

This section of the Land Use Element addresses five specific activities that require a greater level of direction than can be covered in the “Neighborhood” policies listed and described in the previous sections. These activities are an essential part of the District of Columbia and are vital to the city’s future. Each of these uses presents a unique set of challenges and land use compatibility issues. They include:

- a. Public Works and Industrial Uses, which are essential to government operations and the local economy, but also create external impacts and face displacement for higher value land uses;
- b. Institutional Uses, including places of worship and other religious facilities, that seek vacant land or developed properties for expansion, but where expansion is limited because the properties are hemmed in by adjacent neighborhoods;
- c. Foreign Missions, namely the chanceries and embassies of foreign governments, which seek to locate or expand in some of the city’s most desirable neighborhoods;
- d. Group Homes, Community Based Residential Facilities, and Supportive Housing, which provide for the essential housing and socialization-needs of thousands of District residents but may end up concentrated in particular parts of the city; and
- e. Federal Facilities, which often operate in immediate proximity to residential neighborhoods, creating the need for sensitive planning as these uses expand, contract, and implement new security measures. 313.1

314 LU-3.1 PUBLIC WORKS AND ~~INDUSTRIAL PRODUCTION, DISTRIBUTION, AND REPAIR (PDR)~~ LAND USES 314

314.1

Approximately ~~2,000~~ **333** acres of land in the District of Columbia are zoned for industrial uses. ~~The city’s industrial PDR~~ areas support a variety of uses, many of which are essential to the delivery of municipal services or which are part of

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the business infrastructure that underpins the local economy. Furthermore, PDR businesses and uses create opportunities for entrepreneurship, creativity and innovation, and higher paying jobs than comparable jobs for similar education attainment in economic sectors like retail and healthcare. It is estimated that nine percent of the employment in the District is in PDR industries. These jobs are often accessible to residents with lower education attainment and returning citizens. In 2005, the inventory of private industrial floor space in the city was approximately 13 million square feet. 314.1

NEW

Washington, DC's industrial land exists largely because of historical development factors that made certain areas suitable for these uses, or unsuitable for residential and commercial development. Such factors include proximity to rail or water routes needed to transport heavy goods, relative isolation from residential areas, and the effects of noisy or noxious uses and infrastructure. Where these factors remain, PDR facilities are likely to remain an appropriate use of this land. Since much of this land has always been devoted to industrial use, many of the city's prominent examples of historic industrial architecture are located here. Of the 25 properties identified as potentially significant in the DC State Historic Preservation Office's 1991-92 historic resources study of District warehouses and workshops, 16 have received historic designation.

314.2 Some of the municipal activities housed on ~~the city's~~ industrial land include trash transfer and hauling, bus storage and maintenance, vehicle impoundment, police and fire training, street repair and cleaning equipment storage, and water and sewer construction services. Private activities on industrial lands include food and beverage services, laundries, printers, concrete and asphalt batching plants, distribution centers, telecommunication facilities, construction contractors and suppliers, and auto salvage yards, to name only a few. The contribution and necessity of these uses to the ~~city's~~ economy is discussed in the Economic Development Element of the Comprehensive Plan. 314.2

314.3 Given the lenient zoning standards within industrial areas (most of which actually favor commercial uses over industrial uses) as well as the market pressure to provide additional residential housing, much of the ~~city's~~ industrial land supply is at risk. ~~While public works and PDR uses may no longer be logical in some areas given their proximity to Metro or residential areas, proactive measures are needed to sustain them elsewhere. In addition, many of the public works uses that take place on industrial land are not optimally organized, resulting in inefficient use of space. Plans to reorganize and consolidate many of these activities have been developed. The repositioning of these resources results in more effective service delivery, added value to nearby properties, provision of amenities for surrounding neighborhoods, and creation of jobs on land freed up for further public or private investment.~~ 314.3

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NEW To preserve the District's ability to create, produce, distribute and service goods, it is recommended that the District review the Zoning Code to eliminate uses in PDR zoning that are not related to Production, Distribution, Repair or creative and cultural uses. Hotels, stand-alone commercial uses, stand-alone office, non-technical or trade schools, and residential units are uses that compete for limited land resources and place additional pressure on scarce PDR land.

314.4 In 2005, the District of Columbia commissioned an analysis of industrial land supply and demand to provide a framework for new land use policies (see text box ~~-citation 314.6~~). In 2014, another industrial land study was released by the District of Columbia, *Ward 5 Works: Ward 5 Industrial Land Transformation*. This study furthered the findings in 2005 with particular emphasis on the Upper Northeast area where approximately 50% of the District's industrial uses are located. The recommendations of ~~this study~~ these studies are incorporated in the policies and actions below. 314.4

314.5 One of the most important findings of the ~~2005~~ industrial land use analysis is that there ~~is~~ ~~was~~ an immediate unmet need of approximately 70 acres for "municipal-industrial" activities. Facility needs range from an MPD Evidence Warehouse to replacement bus garages for WMATA. Several agencies, including the Architect of the Capitol, indicate that their acreage needs will increase even more in the next ten years. At the same time, ~~there is evidence that~~ efficiencies could be achieved through better site layouts and consolidation of some municipal functions, particularly for vehicle fleet maintenance. The findings provide compelling reasons to ~~protect~~ preserve the limited supply of industrial land, and to organize municipal-industrial activities more efficiently. One example of this approach is showcased in the Department of Public Works (DPW) Campus Master Plan, a study conducted as a recommendation from the 2014 *Ward 5 Works Industrial Land Transformation Study*. The DPW Campus Master Plan aims to consolidate operations and administrative offices to a new state-of-the-art campus at West Virginia Avenue NE that would transform the current site into a neighborhood asset while efficiently utilizing the District-owned industrial land. 314.5

314.6 TAKING A HARD LOOK AT DC'S INDUSTRIAL LANDS 314.6

The 2005-2006 Industrial Land Use Study classified DC's industrially zoned lands into four categories:

- a. **Areas for Retention and Reinforcement** have healthy production, distribution, and repair (PDR) uses and have good prospects for hosting such uses in the future.

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- b. **Areas for Intensification/Evolution** will continue to be desirable for PDR activities but show patterns of underutilization and opportunities for intensified uses. Some non-PDR activities may take place in these areas in the long-term future.
- c. **Areas for Strategic Public Use** are needed to accommodate municipal and utility needs.
- d. **Areas for Land Use Change** are areas where a move away from PDR uses may be appropriate due to a lack of viable PDR businesses and the desirability of these sites for other uses. In some of these areas, the District may let the market take its course. In others, pro-active measures such as rezoning may be in order.

The District ~~is currently developing~~ developed criteria for evaluating rezoning requests which reflect these typologies and further consider the land use, transportation, and environmental context of each site, its unique characteristics, and its potential need for future municipal purposes. 314.6

314.7 **Policy LU-3.1.1: ~~Conservation~~ *Preservation of Industrial Land***

Recognize the importance of industrial land to the economy of the District of Columbia, specifically ~~its ability~~ to support public works functions, and accommodate production, distribution, and repair (PDR) activities. ~~Ensure that~~ Zoning regulations and land use decisions ~~should continue to preserve~~ protect active and viable PDR land uses, while allowing compatible office and retail uses and development under standards established within CM- and M-zoning. Economic development programs should work to retain and permit such uses. ~~in the future.~~ 314.7

314.8 **Policy LU-3.1.2: *Redevelopment of Obsolete Industrial Uses***

Encourage the redevelopment of outmoded and non-productive industrial sites, such as vacant warehouses and open storage yards, with higher value production, distribution, and repair uses, including public facilities, and other activities, which support the core sectors of the District economy (federal government, hospitality, higher education, etc.). 314.8

314.9 **Policy LU-3.1.3: *Location of PDR Areas***

Accommodate Production, Distribution, and Repair (PDR) uses— including municipal public works facilities—in areas that are well buffered from residential uses (and other sensitive uses such as schools), easily accessed from major roads and railroads, and characterized by existing concentrations of PDR and industrial uses. Such areas are generally designated as “PDR” on the Comprehensive Plan’s Future Land Use Map. 314.9

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314.10 ***Policy LU-3.1.4: Rezoning of Industrial Areas***

Allow the rezoning of industrial land for non-industrial purposes only when the land can no longer viably support industrial or PDR activities, ~~or~~ is located such that industry cannot co-exist adequately with adjacent existing uses, or where such rezoning is called for by a master plan aimed at using land more effectively and creating opportunities for affordable housing, people experiencing homelessness, and jobs for DC residents. Examples include land in the immediate vicinity of Metrorail stations, sites within historic districts, ~~and~~ small sites in the midst of stable residential neighborhoods, and District-owned public works properties. In the event such rezoning results in the displacement of active uses, assist these uses in relocating to designated PDR areas. 314.10

314.11 ***Policy LU-3.1.5: Mitigating Industrial Land Use Impacts***

Mitigate the adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, strict environmental controls, performance standards, and the use of a range of industrial zones that reflect the varying impacts of different kinds of industrial uses. 314.11

314.12 ***Policy LU-3.1.6: Siting of Industrial-Type Public Works Facilities***

Use performance standards (such as noise, odor, and other environmental controls), minimum distance requirements, and other regulatory and design measures to ~~promote~~ ensure the compatibility of industrial-type public works facilities such as trash transfer stations with surrounding land uses. Improve the physical appearance and screening of such uses and strictly regulate operations to reduce the incidence of land use conflicts, especially with residential uses. 314.12

314.13 ***Policy LU-3.1.7: Cottage Industries and Makers***

Support low-impact “cottage industries” and ~~“home-grown businesses”~~ “makers” in neighborhood commercial districts and on appropriate industrial lands. Maintain zoning regulations that ~~strictly~~ regulate such uses in residential areas, ~~in order~~ to avoid land use conflicts and negative business-related impacts, while allowing residents to explore low-impact entrepreneurship in or nearby their homes. 314.13

314.14 ***Policy LU-3.1.8: ~~Co-Location of~~ Optimizing Municipal Public Works Functions***

~~Improve the performance of existing industrial areas through zoning regulations and city policies which encourage the more efficient use of land, including the~~

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~~co-location of municipal functions (such as fleet maintenance, record storage, and warehousing) on consolidated sites rather than independently managed scattered sites~~

Strategically manage District-owned land in industrial areas to improve operational capacity, use land effectively, incorporate principles of environmental stewardship and sustainability, create community amenities and job opportunities, and serve as a catalyst for revitalizing nearby neighborhoods. This approach may include the consolidation of public works activities on a smaller number of sites, enabling vacated sites to be repurposed for new job-generating activities. 314.14

See also Infrastructure Element, Section IN-3.2.

314.15

~~Policy LU-3.1.9: Central Management of Public Works~~

~~Promote the central management of municipal public works activities to avoid the displacement of essential government activities and the inefficiencies and increased costs resulting from more distant locations and future land acquisition needs. Consider “land banking” appropriately located District-owned properties and vacant sites to accommodate future municipal space needs.~~ 314.15

314.16

Policy LU-3.1.10: Land Use Efficiency Through Technology

Encourage the more efficient use of PDR land through the application of technologies which reduce acreage requirements for public works. Examples of such applications include the use of diesel-electric hybrid ~~or electric~~ buses (which can be accommodated in multi-level garages), using distributed power generation rather than large centralized facilities, and emphasizing green building technologies to reduce infrastructure needs. 314.16

NEW

Policy LU-3.1.11: Infrastructure Adequacy

~~The adequacy and resiliency of electrical power and other infrastructure serving growing and existing neighborhoods are integral to the success of the land use goal. Utility infrastructure must develop in tandem with proposed developments to support the needs of the community when planning for and approving proposed development or conserving the architectural landscape of neighborhoods. In furtherance of conserving, enhancing, and revitalizing neighborhoods, such measures may include promoting the upgrade of existing infrastructure, supporting new substation construction, installing green building measures, or facilitating underground efforts.~~

Please see Infrastructure Element for additional policies and actions related to infrastructure adequacy.

314.17

Action LU-3.1.A: Industrial Zoning Use Changes

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Provide a new zoning framework for industrial land, including:

- Prohibiting high impact "heavy" industries in the ~~C-M~~ **PDR** zones to reduce the possibility of land use conflicts;
- Prohibiting certain civic uses that detract from the industrial character of C-M areas and that could ultimately interfere with business operations;
- Requiring special exceptions for potentially incompatible large retail uses in the C-M zone to provide more control over such uses without reducing height and bulk standards. ~~;-~~ **Retail uses should not displace existing PDR uses or foreclose opportunities for future PDR uses. Where appropriate, encourage retail or commercial uses that are accessory to PDR uses as a way to activate ground floors.**
- Limiting non-industrial uses in the M zone to avoid encroachment by uses which could impair existing industrial and public works activities (such as trash transfer);
- ~~Creating an IP (industrial park) district with use and bulk regulations that reflect prevailing activities; and~~
- Creating a Mixed Use district where residential, commercial, and lesser-impact PDR uses are permitted, thereby accommodating live- work space, artisans and studios, and more intensive commercial uses.

Once these changes have been made, **update zoning as appropriate.** ~~pursue the rezoning of selected sites in a manner consistent with the policies of the Comprehensive Plan.~~ The zoning changes should continue to provide the flexibility to shift the mix of uses within historically industrial areas and should not diminish the economic viability of existing industrial activities or the other compatible activities that now occur in PDR areas. 314.17

314.18 **Action LU-3.1.B: Industrial Land Use Compatibility**

During the revision of the Zoning Regulations, develop performance standards and buffering guidelines to improve edge conditions where industrial uses abut residential uses, and to address areas where residential uses currently exist within industrially zoned areas. **Completed – See Implementation Table.** 314.18

314.19 **Action LU-3.1.C: Joint Facility Development**

Actively pursue intergovernmental agreements to develop joint facilities for District and federal agencies (such as DPR and ~~National Park Service~~ **PS**); District and transit agencies (DPW and WMATA); ~~and~~ multiple public utilities (~~Pepee and W.A.S.A.~~), **and multiple District agencies performing different public works functions.** 314.19

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314.20 ***Action LU-3.1.D: Inventory of Housing In Industrial Areas***

Compile an inventory of existing housing units within industrially zoned areas to identify pockets of residential development that should be rezoned (to mixed use or residential) ~~in order to protect~~ **preserve** the housing stock. 314.20

NEW **Action LU-3.1.D: Department of Public Works Colocation and Campus**

Actively pursue funding resources or allocation for the implementation of the West Virginia Avenue Department of Public Works Campus Master Plan study that was conducted by District agencies in 2015.

NEW **Action LU-3.1.E: Ward 5 Works Industrial Land Transformation Study**

Implement the recommendations provided in the Ward 5 Works Industrial Land Transformation Study released in 2014.

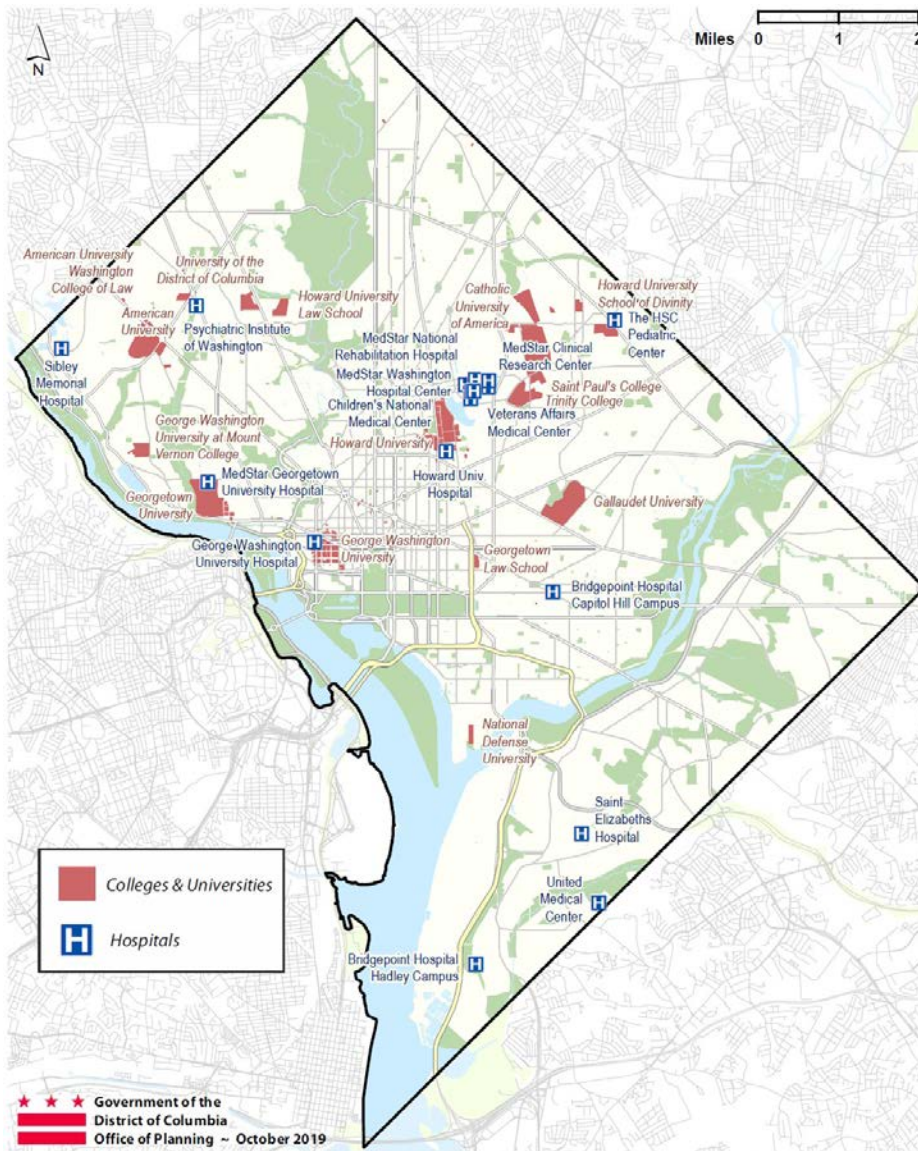
315 LU-3.2 INSTITUTIONAL USES 315

315.1 Institutional uses occupy almost 2,300 acres—an area larger than all of the city’s retail, office, and hotel uses combined. These uses include colleges and universities, private schools, childcare facilities, places of worship and other religious facilities, hospitals, private and non-profit organizations, and similar entities. 315.1

315.2 The District is home to about a dozen colleges and universities, enrolling more than ~~8~~⁷⁵,000 students. There are also nearly 70 non-local college and university programs that occupy space in the city. The District contains more than a dozen hospitals, some located on the campuses of its universities and others occupying their own campuses or federal enclaves. Hundreds of non-profit and private institutions also operate within the city, ranging from private schools and seminaries to historic home museums and the headquarters of leading international organizations. Major institutional uses are shown on Map 3.6. 315.2

Draft Amendments

315.3 Map 3.6: Colleges, Universities, and Hospitals



Draft Amendments

315.4 ~~The city's~~ Institutions make an important contribution to the District economy and are an integral part of Washington's landscape and history. The colleges and universities alone ~~spend over \$1.5 billion dollars annually and employ 21,000~~ **29,682** workers. Through partnerships with government and private industry, ~~the city's~~ museums, higher education, and health care institutions provide services and resources to the community that could not possibly be provided by government alone. 315.4

NEW **Private institutions are stewards of historic and architecturally distinguished campuses. Several of these campuses are already recognized by historic designations, but other historically-significant campuses are not.**

315.5 The growth of private institutions has generated significant concern in many ~~of the city's~~ neighborhoods. These concerns relate both to external impacts such as traffic and parking, and to broader concerns about the character of communities where institutions are concentrated or expanding. 315.5
Please see the Educational Facilities Element for additional policies and actions related to colleges and universities.

315.6 ***Policy LU-3.2.1: Transportation Impacts of Institutional Uses***

Support ongoing efforts by ~~District~~ institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures. 315.6

315.7 ***Policy LU-3.2.2: Corporate Citizenship***

Support continued "corporate citizenship" among ~~the city's~~ large institutions, including ~~its~~ colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, ~~the city's~~ institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the ~~city's~~ physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of "green building" methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7

Please see Economic Development Element for additional policies and actions related to encouraging corporations to support the local economy through hiring and contracting.

Draft Amendments

315.8 ***Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations***

Plan, design, and manage ~~Ensure that~~ large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas ~~are planned, designed, and managed~~ in a way that minimizes objectionable impacts on adjacent communities. ~~The Zoning regulations should not permit ensure that the~~ expansion of these uses ~~is not permitted~~ if the quality of life in adjacent residential areas is significantly adversely affected **without commensurate benefits.** 315.8

315.9 ***Action LU-3.2.A: Zoning Actions for Institutional Uses***

Complete a study of residential zoning requirements for institutional uses other than colleges and universities. Determine if additional review by the Board of Zoning Adjustment or Zoning Commission should be required in the event of a change in use. Also determine if the use should be removed as an allowable or special exception use, or made subject to additional requirements. **(Completed – See Implementation Table)** 315.9

315.10 ***Action LU-3.2.B: Special Exception Requirements for Institutional Housing***

Amend the zoning regulations to require a special exception for dormitories, rooming houses, boarding houses, fraternities, sororities, and similar uses in the R-4 zoning district. **(Completed – See Implementation Table)** 315.10

316 LU-3.3 FOREIGN MISSIONS 316

316.1 There are ~~over 170~~ ~~169~~ countries across the globe with foreign missions in the District of Columbia. These missions assist the US government in maintaining positive diplomatic relations with the international community. By international treaty, the US government is obligated to help foreign governments in obtaining suitable facilities for their diplomatic missions. This obligation was reinforced through the Foreign Missions Act of 1982, which established an Office of Foreign Missions within the Department of State and empowered the Secretary of State to set criteria relating to the location of foreign missions in the District. As noted in the text box at left, foreign missions are housed in many different types of buildings, ranging from row houses and mansions to custom-designed office buildings. 316.1

316.2 The number of Foreign Missions in the city **is dynamic based on geopolitical events** ~~increased 27 percent between 1983 and 2003, in part fueled by the breakup of the Soviet Union.~~ While an increase of this scale is not expected in the near future, some growth is likely. In addition, some of the existing missions

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are likely to relocate as they outgrow their facilities, respond to increased security requirements, and move beyond their traditional diplomatic functions. The Federal Elements of the Comprehensive Plan indicate that sites for as many as 100 new and relocated chanceries may be needed during the next 25 years. The availability of sites that meet the needs of foreign missions within traditional diplomatic areas is limited and the International Chancery Center on Van Ness Avenue has no available sites remaining. A portion of the Walter Reed campus is planned for chancery use, but ~~A~~ additional areas may be needed for chancery use and it may be necessary for foreign missions to look beyond traditional diplomatic enclaves. 316.2

316.3

WASHINGTON'S FOREIGN MISSIONS 316.3

The facilities that house diplomatic functions in Washington are commonly referred to as embassies. To differentiate the functions that occur in buildings occupied by foreign missions, a variety of designations are used:

Chanceries are the principal offices used by a foreign mission; colloquially referred to as embassies.

Chancery annexes are used for diplomatic purposes in support of the mission, such as cultural attaches or consular operations.

Ambassadors's residences are the official homes of ambassadors or chiefs of missions.

Many foreign governments occupy chanceries, chancery annexes, and ambassador's residences in more than one location. In 2004, the federal government indicated there were 483 separate facilities in the city serving these functions.

Since 1982, chanceries have been allowed to locate in most of Washington's non-residential zone districts as a matter of right. They are also permitted in ~~the city's~~ higher-density residential and special purpose (SP) zones, and in less dense residential areas covered by a diplomatic overlay district.

Historically, ~~the city's~~ chanceries have concentrated in Northwest Washington, particularly along Massachusetts Avenue ("Embassy Row"), and in the adjacent Sheridan-Kalorama and Dupont Circle neighborhoods. There are also 16 chanceries on a large federal site adjacent to the Van Ness/ UDC Metro station, specifically created to meet the demand for foreign missions. 316.3

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- 316.4 The Foreign Missions Act of 1982 established procedures and criteria governing the location, replacement, or expansion of chanceries in the District of Columbia. The Act identifies areas where foreign missions may locate without regulatory review (“matter of right” areas), including all areas zoned commercial, industrial, waterfront, or mixed use. These areas are located in all quadrants of the city, and include large areas south of the National Mall and east of the Anacostia River. The 1982 Act also identifies areas where foreign missions may locate subject to disapproval by the District of Columbia Foreign Missions Board of Zoning Adjustment (FMBZA). These include areas zoned medium-high and high-density residential, special purpose, and areas within a Diplomatic overlay zone. 316.4
- 316.5 As a result of the analysis accomplished in support of the Foreign Missions Act, a methodology was developed in 1983 to determine the most appropriate areas for foreign missions to locate, subject to FMBZA review. The 1983 methodology allows foreign missions to locate in low and moderate density city blocks (“squares”) in which one-third or more of the area is used for office, commercial, or other non-residential uses. In some cases, a consequence of the square-by-square determination has been an unanticipated increase in chanceries. 316.5
- 316.6 ~~In 2003, the National Capital Planning Commission completed a further analysis of chancery siting standards, concluding that zoning regulations and maps could be revised to more compatibly accommodate foreign missions in the future. The Federal Elements of the Comprehensive Plan suggest that new chanceries be encouraged along South Capitol Street, Massachusetts Avenue (within Reservation 13), and the 16th Street corridor, and that a new foreign mission center be developed on the Armed Forces Retirement Home or along South Capitol Street. Since the time the Federal Elements were adopted, Walter Reed Hospital also has been discussed as a possible site. In 2015, the National Capital Planning Commission (NCPC) updated the Federal Elements of the Comprehensive Plan including the Foreign Missions and International Organization Element. The Foreign Mission Element recognizes “A key challenge with locating chanceries is balancing the need to plan secure locations for diplomatic activities while being sensitive to residential neighborhoods.” The Foreign Mission Element acknowledges the State Department is preparing a master plan for a new foreign mission center to be developed on the former Walter Reed Medical Center site and suggests that new chanceries be encouraged to locate first in areas where their use is considered a matter of right under local zoning. Working with NCPC and the State Department clarified zoning regulations were written regarding applications to locate, replace, or expand a chancery use not otherwise permitted as a matter-of-right. The new zoning standards were adopted as part of the 2016 amendments to the Zoning Regulations.~~ 316.6

Draft Amendments

316.7 ***Policy LU-3.3.1: Chancery Encroachment in Low Density Areas***

Encourage foreign missions to locate their chancery facilities ~~in areas~~ where adjacent existing and proposed land uses are compatible (e.g., office, commercial, and mixed use), taking special care to ~~respecting~~ protecting the integrity of residential areas. Discourage the location of new chanceries in any area that is essentially a residential use area, to the extent consistent with the Foreign Missions Act. 316.7

316.8 ***Policy LU-3.3.2: Target Areas for New Chanceries***

Encourage the development of new chancery facilities in locations where they would support ~~the District's~~ neighborhood revitalization and economic development goals, particularly on federal enclaves and ~~in the portion of the city~~ east of 16th Street NW. Work with the Department of State, the National Capital Planning Commission and other organizations to ~~provide incentives for~~ encourage foreign missions to locate in these areas. 316.8

316.9 ***Policy LU-3.3.3: Compatibility of New Chanceries***

Promote the design ~~and maintenance~~ of chanceries in a manner that ~~respects~~ protects the city's open space and historic resources, mitigates impacts on nearby properties, is compatible with the scale and character of its surroundings, and enhances Washington's international image as a city of great architecture and urban design. 316.9

316.10 ***Action LU-3.3.A: Modifications to the Diplomatic Overlay Zone***

Work with the National Capital Planning Commission and Department of State to develop a new methodology to determine appropriate additional chancery development areas; and revise the mapped diplomatic areas, reflecting additional areas where foreign missions may relocate. The methodology and zoning map revisions should avoid concentration of chanceries in low density neighborhoods, to the extent consistent with the Foreign Missions Act.

~~Completed—See Implementation Table.~~ 316.10

316.11 ***Action LU-3.3.B: Foreign Mission Mapping Improvements***

~~On an ongoing basis, accurately inventory~~ Improve the mapping of foreign mission locations, ~~distinguishing in the city, ensuring that they are accurately inventoried and that~~ chanceries, ambassador's residences, and institutional land uses, ~~are appropriately distinguished.~~ 316.11

Draft Amendments

316.12 ~~*Action LU-3.3.C: New Foreign Missions Center*~~

~~Support the development of a new foreign missions center on federal land in the District of Columbia. 316.12~~

317 ~~**LU-3.4 GROUP HOUSING**~~ 317

317.1 ~~Group housing accommodates District residents with a wide variety of special needs, including persons with physical and mental disabilities, terminal illnesses, foster children, parolees, recovering substance abusers, victims of domestic violence, the elderly, and others. Such homes have become increasingly common due to the closure of large institutions and greater recognition of the social benefits of group living arrangements. Group housing can provide a family-like environment, aid in the development of life skills, and foster the integration of persons with special needs into society. Yet such housing is among the most difficult uses in the city to site due to public concerns about neighborhood impacts. 317.1~~

317.2 ~~The District's zoning regulations recognize many types of group housing, including adult rehabilitation homes, community residence facilities, emergency shelters, health care facilities, substance abuser homes, youth rehabilitation homes, and youth and youth residential care homes. Other types of group housing also exist. Their impacts are substantially different depending on their size, location, and the population they serve. 317.2~~

317.3 ~~Recognizing the distinction between the different types of group housing is important because different licensing procedures and zoning requirements apply based on the number and characteristics of residents served. These requirements are guided by the federal Fair Housing Act, particularly 1988 Amendments limiting the degree to which zoning may restrict group home location, placement, and operation. Under federal law, all state and local governments are required to make "reasonable accommodation" to house persons with disabilities. Interpretation of this standard has been the subject of litigation in cities across the country for almost two decades. 317.3~~

317.4 ~~The District's geographic information system (GIS) includes a partial inventory of group housing in the District; this is shown in Map 3.7. While this is not a complete inventory, it clearly illustrates that such housing is more heavily concentrated in some parts of the city than others. This is the result of a number of factors, including land costs, proximity to supportive services, and the density and character of housing in the city. The District's Zoning Regulations permit most categories of group homes with six residents or less as matter-of-right uses in all residential zones. However, some categories of small group homes—including those for recovering substance abusers and adjudicated felons—are subject to Special Exception requirements from the Board of~~

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~~Zoning Adjustment, as well as distance separation standards. Minimum distance standards also apply to youth residential care and community residence facilities with nine to 15 residents. These standards limit the siting of new group homes within 1,000 feet of existing group homes in single family zones and within 500 feet in moderate and higher density zones.~~ 317.4

- 317.5 ~~The licensing, monitoring, and management of group homes also have been raised as community concerns. Similarly, the need to more effectively involve the community in siting decisions, and to provide better notification of siting requests has been raised. Despite zoning standards, there are still concerns about neighborhoods becoming more institutional in character as group homes are established. There are also concerns about fairness and equity, given the fact that some neighborhoods have many group homes while others have none. Resolving this particular dilemma is complicated by the soaring cost of real estate, which tends to shift demand to the most affordable parts of the city.~~ 317.5

- 317.6 ~~Map 3.7: Locations of Group Homes~~

- 317.7 ~~In the coming years, the District will strive to locate group homes in a manner that balances neighborhood concerns while meeting the housing needs of all residents. Additional examination of the District's zoning regulations, improvement of zoning definitions, and clearer siting standards for the different categories of group homes are recommended. Increased coordination between the agencies responsible for licensing and monitoring all community housing facilities should be achieved. Greater community involvement, including advisory committees, good neighbor agreements, and more rigorous monitoring procedures, should be used to improve operations and address land use conflicts.~~ 317.7

- 317.8 ~~**Policy LU-3.4.1: Reasonable Accommodation of Group Homes**~~

~~Recognize the importance of group homes to providing a positive, healthy environment for many residents of the District of Columbia. Ensure that the District's planning, zoning, and housing codes make reasonable accommodation for group homes without diminishing the character or fundamental qualities of its residential neighborhoods.~~ 317.8

- 317.9 ~~**Policy LU-3.4.2: Promoting More Equitable Distribution**~~

~~Encourage a more balanced distribution of group housing in the District of Columbia. The concentration of group homes or creation of excessively large group homes in a manner that would threaten the residential character of any one neighborhood should be strictly avoided. Such concentrations are inconsistent with the objective of integrating special needs populations into the~~

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~~larger community. Care should be taken to locate particular special needs populations where they can best receive services and support. 317.9~~

317.10 ***Policy LU-3.4.3: Small Group Housing for the Disabled***

~~As required by the federal Fair Housing Act, allow group homes with six or fewer residents (excluding staff or caregivers) serving persons with disabilities in all residential zone districts. Zoning requirements for such homes that are more restrictive than those applying to other residential uses are unlawful and shall not be permitted. 317.10~~

317.11 ***Policy LU-3.4.4: Larger Group Housing and Group Housing Serving Non-Disabled Populations***

~~Permit larger group housing (with seven or more residents) and group homes serving non-disabled persons with special needs (including youth and adult rehabilitation homes) in all residential districts, subject to Board of Zoning Adjustment approval and siting standards that discourage excessive concentration and that comply with federal housing laws. The Special Exception process should be used to ensure public notification and involvement and to establish conditions that improve the compatibility of group homes with surrounding uses. Siting standards for such housing shall be contained in the Zoning Regulations. 317.11~~

317.12 ***Policy LU-3.4.5: Design Compatibility of Group Homes***

~~Encourage the design and appearance of group homes to be consistent with the character of the surrounding neighborhood and to blend with adjacent residences to the maximum extent possible. 317.12~~

317.13 ***Policy LU-3.4.6: Communication on Group Home Operations***

~~Increase coordination and communication between the District, group home operators, and area residents in order to improve operations, address community concerns such as parking and public safety, and more fully integrate group home residents into the community. Consider the use of community advisory boards and task forces to mediate operational and siting issues, including the size of the facility. 317.13~~

317.14 ***Policy LU-3.4.7: Licensing and Group Home Code Compliance***

~~Ensure that the permitting, licensing, monitoring, and operation of group homes meets all applicable codes and standards. Improve enforcement programs to ensure compliance and take prompt, effective action in the event of violations. 317.14~~

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317.15 ~~**Policy LU-3.4.8: Public Information On Group Housing Needs**~~

~~Improve public education and information on the need for group housing in the District, and on issues related to their operation and resident needs. 317.15~~

317.16 ~~**Action LU-3.4.A: Clarification of Community Housing Definitions**~~

~~Clarify the definitions of the various types of community housing in the District, and ensure the consistent use of these definitions in all planning, building, and zoning codes and licensing regulations. 317.16~~

317.17 ~~**Action LU-3.4.B: Information on Group Home Location**~~

~~Provide easily accessible information on location and occupancy for all licensed group home facilities in the District. Such information should be accessible via the Internet and also should be available in mapped format, with appropriate protections for the privacy rights of the disabled. 317.17~~

317.18 ~~**Action LU-3.4.C: Analysis of Group Home Siting Standards**~~

~~Conduct an analysis of the spatial standards currently used to regulate group homes and homeless shelters in the District, and determine if adjustments to these standards are needed to create additional siting opportunities. In addition, consider allowing group homes and homeless shelters in Zone Districts CM-1 and CM-2. 317.18~~

317.19 ~~**Action LU-3.4.D: Community Housing Ombudsman**~~

~~Establish an ombudsman position within the District of Columbia to serve as a resource for residents, neighborhood organizations and other stakeholders, government, and group home operators. The ombudsman would encourage educational efforts, enforcement of Fair Housing Act policy, and dispute resolution related to the siting and operations of group homes within the District. 317.19~~

318 LU-3.5 FEDERAL FACILITIES 318

- 318.1 When streets and highways are subtracted out, about one-third of the land area of the District of Columbia is owned by the federal government. Most of this land is managed by the National Park Service, but a significant amount—more than 2,700 acres—is comprised of federal installations, offices, military bases, and similar uses. This acreage includes nearly 2,000 buildings, with over 95 million square feet of floor space. Federal uses occupy a range of physical settings, from self-contained enclaves like ~~Bolling Air Force Base~~ Joint Base

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Anacostia-Bolling to grand office buildings in the heart of Downtown Washington. Federal uses operate in all quadrants of the city, often amidst residential neighborhoods. Since they are largely exempt from zoning, coordination and communication are particularly important to ensure land use compatibility. 318.1

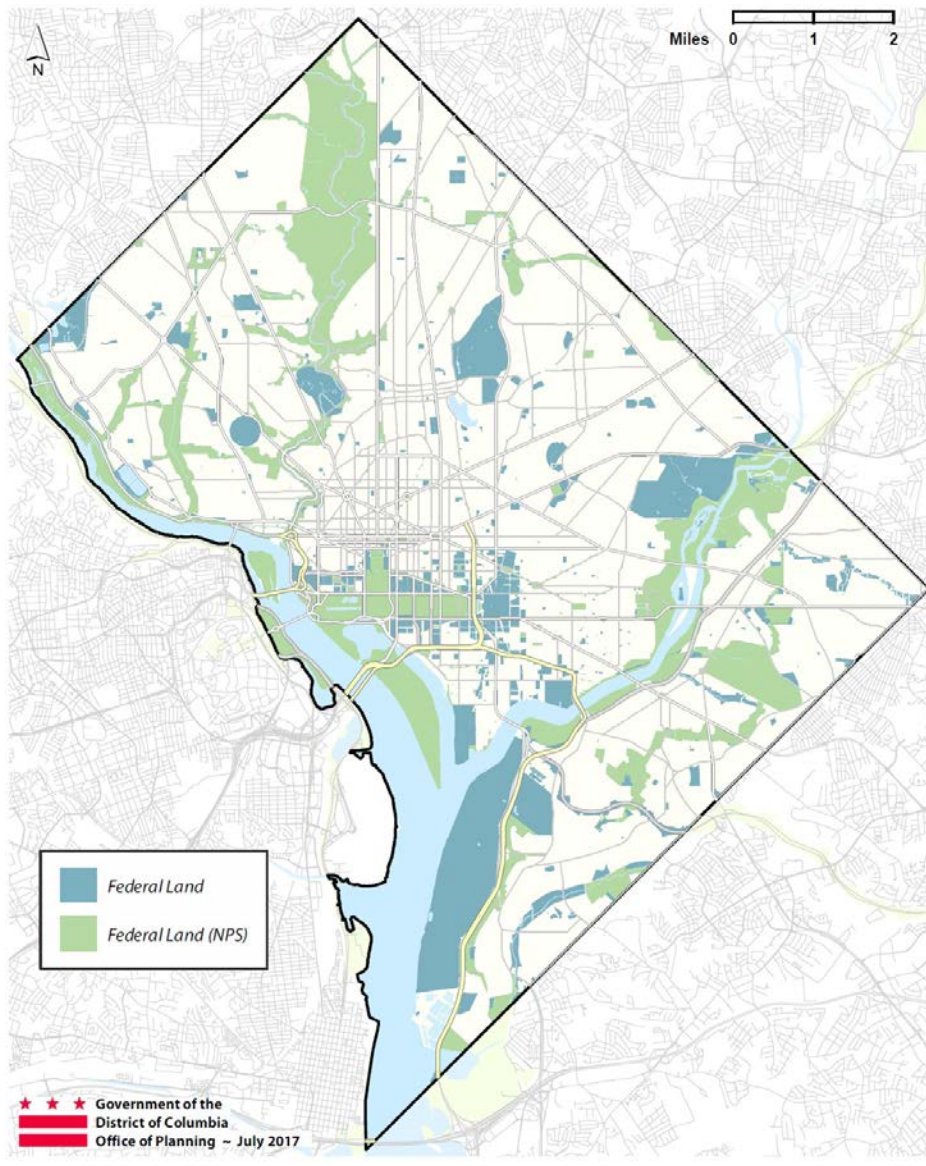
318.2 Many of the District's federal uses have unique security requirements and operational needs. This became particularly apparent after 9/11, as streets around the US Capitol were permanently closed and major federal offices and monuments were retrofitted to improve security. Security needs are likely to create further changes to the District's landscape ~~in the future; the recent proposal to ongoing relocation of~~ e-thousands of Homeland Security workers to the west campus of St. Elizabeths Hospital is just one example. 318.2

318.3 The size of the federal workforce in the District is ~~projected to increase not expected to grow~~ during the next decade, following more than ~~twenty-five decades of years of~~ downsizing. The District supports ~~this increase, as well as~~ continued adherence to a 1968 federal policy to maintain 60 percent of the region's federal employees within the District of Columbia. At the same time, the federal government is in the process of transferring several tracts of land to the District, potentially reducing the land area for their expansion. This suggests the need for even greater coordination on the planning and development front, ~~in the future.~~ Several successful joint planning efforts have recently been completed, including plans for the ~~South Capitol Street Corridor, the Southeast Federal Center, Armed Forces Retirement Home, Poplar Point, and the Anacostia Waterfront~~ Walter Reed Army Medical Center. Efforts like these must continue as the future of ~~the FBI and Labor Department buildings~~ Walter Reed Army Medical Center, the Armed Forces Retirement Home, RFK Stadium, and other large federal sites is resolved. 318.3

318.4 Major federal activities in the District are shown on Map 3.8. Priorities for the use of these lands are expressed in the Federal Elements of the Comprehensive Plan. The "Federal Workplace" Element of that Plan includes policies to reinforce the preeminence of the monumental core through future siting decisions, give preference to urban and transit-served sites when siting new workplaces, and emphasize the modernization of existing structures before building new structures. The Federal Elements include guidelines on the types of federal functions that are appropriate within the Capitol Complex, the Central Employment Area, federal installations, and other areas within the District of Columbia, as well as elsewhere in the region. 318.4

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318.5 Map 3.8: Federal Lands, ~~2005~~ 2017



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318.6 ***Policy LU-3.5.1: District/Federal Joint Planning***

Coordinate with the National Capital Planning Commission, the National Park Service, the General Services Administration, the Architect of the Capitol, and other federal agencies to address planning issues involving federal lands, including the monumental core, the waterfront, and the park and open space network. Encourage the use of master plans, created through participatory planning processes, to guide the use of large federal sites. 318.6

318.7 ***Policy LU-3.5.2: Federal Sites and Adjacent Neighborhoods***

Support expansion of the federal workforce and redevelopment of federal sites in a manner that is consistent with neighborhood revitalization, urban design, housing, economic development, ~~and~~ environmental quality, and socioeconomic equity goals. Federal land uses should strive to maintain land use compatibility with adjacent neighborhoods. 318.7

318.8 ***Policy LU-3.5.3: Recognition of Local Planning and Zoning Regulations***

Encourage the federal government to abide by local planning and zoning regulations to the maximum extent feasible. ~~Where decisions require the input or actions of federal agencies, encourage swift decision-making so as not to delay achievement of local goals.~~ 318.8

318.9 ***Policy LU-3.5.4: Federal Workplaces and District Goals***

Strongly support the implementation of Federal Element policies for federal workplaces calling for transportation demand management, sustainable design, energy conservation, additional workforce housing, and the creation of job opportunities in economically distressed communities within the District of Columbia. 318.9

318.10 ***Policy LU-3.5.5: Neighborhood Impact of Federal Security Measures***

Consistent with the Federal Elements, ensure that federal security measures do not impede the District's commerce and vitality, excessively restrict or impede the use of public space or streets, or impact the health of the existing landscape. Additional street closures are to be avoided to the maximum extent possible. 318.10

318.11 ***Policy LU-3.5.6: Reducing Exposure to Hazardous Materials***

Avoid locating and operating federal facilities that produce hazardous waste or that increase the threat of accidental or terrorist-related release of hazardous materials in heavily populated or environmentally sensitive areas. 318.11
Actions relating to federal facility sites may be found in the Comprehensive Plan Area Elements.

Comprehensive Plan Housing Element
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~~DELETIONS~~
ADDITIONS

DRAFT

CITATION **HEADING**

CITATION Narrative Text. Citation

NEW **New text, policy, or action.**

CITATION *Policy Element Abbreviation-Section Number.Policy Number: Policy Name*

CITATION *Action Element Abbreviation-Section Number.Action Letter: Action Name*

Completed Action Text (at end of action and before citation): **Completed – See Implementation Table.**

500 Overview 500

500.1 The Housing Element of the Comprehensive Plan describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population **throughout the city.** 500.1

500.2 The critical housing issues facing the District of Columbia are addressed in this Element. These include:

- Ensuring housing affordability **across all incomes**
- **Furthering fair housing opportunities especially in high cost areas**
- Fostering housing production **to improve affordability**
- **Preserving existing affordable housing**
- **Promoting more housing proximate to transit and linking new housing to transit**
- **Restoration or demolition of vacant blighted properties**
- Conserving existing housing stock
- **Maintaining healthy homes for residents**
- Promoting home ownership
- **Ending Homelessness**
- Providing housing ~~for residents with special needs~~ **integrated with supportive services.** 500.2

NEW

In 2006, the Comprehensive Plan identified most of these issues, the District has implemented many actions in response. Some of these include:

- Funding the Housing Production Trust Fund with \$100 million per year for affordable housing;
- Applying Inclusionary Zoning (IZ) requirements to a variety of residential uses including new market rate buildings, rowhouse conversions, penthouse habitable space, and the prioritizing proffers of additional affordable housing through Planned Unit Developments (PUD);
- Requiring District-owned land sold for housing to include 20 to 30 percent of the units as affordable;
- Launching the Housing Preservation Trust Fund and leveraging private sector dollars to preserve expiring affordability;
- Reviewing and comprehensively updating the zoning regulations to encourage Accessory Apartments, reduce parking requirements, and encourage residential development;
- Encouraging the overall production of housing, particularly in Central Washington, that has resulted in twice the annual rate of production as before the Plan was adopted;
- Moving homeless families out of DC General Hospital and into short term family housing units across the city.

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However, as the District remains attractive to and retains higher income households, rising demand and competition will put upward pressure on rents and a greater number of lower-income households will experience greater pressure from rising housing costs. Thus, greater public action is needed to fulfill the vision of an inclusive city.

500.3 ~~These~~ **Housing** issues affect every facet of the Comprehensive Plan. They influence land use and density decisions, shape infrastructure and community service needs, determine transportation demand, and even drive employment strategies for District residents. At the most basic level, it is the availability of safe, decent, affordable housing **across all neighborhoods** that will determine whether the District's vision for an inclusive city will be realized. The type of housing _____ constructed **or preserved**, ~~and~~ the cost of that housing, **and where it is built** will influence whether we as a city can attract **and retain** families with children, maintain neighborhood diversity, and provide economic opportunity for all. 500.3

NEW

**Callout Box: What is the Difference Between Housing Affordability
and
Affordable Housing?**

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Housing affordability is a broad measure of whether or not housing is affordable to a range of households. Households that pay more than 30 percent of their income on housing are considered to be ‘burdened’ by housing costs, while those who pay more than 50 percent are ‘severely

burdened'. Therefore, housing affordability is the extent to which a broad range of households pay less than 30 percent of their income on housing. An important part of affordability are neighborhood assets that help keep transportation costs low such as reducing the need for car ownership and use.

Broad affordability is a function of the overall market supply being able to meet rising demand. New supply can improve affordability by letting new residents move to the city without taking an existing unit, and by allowing existing residents to trade up thereby freeing up an existing unit for someone else to occupy. For instance, 40 percent of new units become occupied by households moving from outside the District, while 51 percent are occupied by households moving from within DC, the remainder are households mixed with both DC and non-DC residents. One of the most common requests made during Comprehensive Plan public meetings was to provide a clear definition of "affordable" housing.

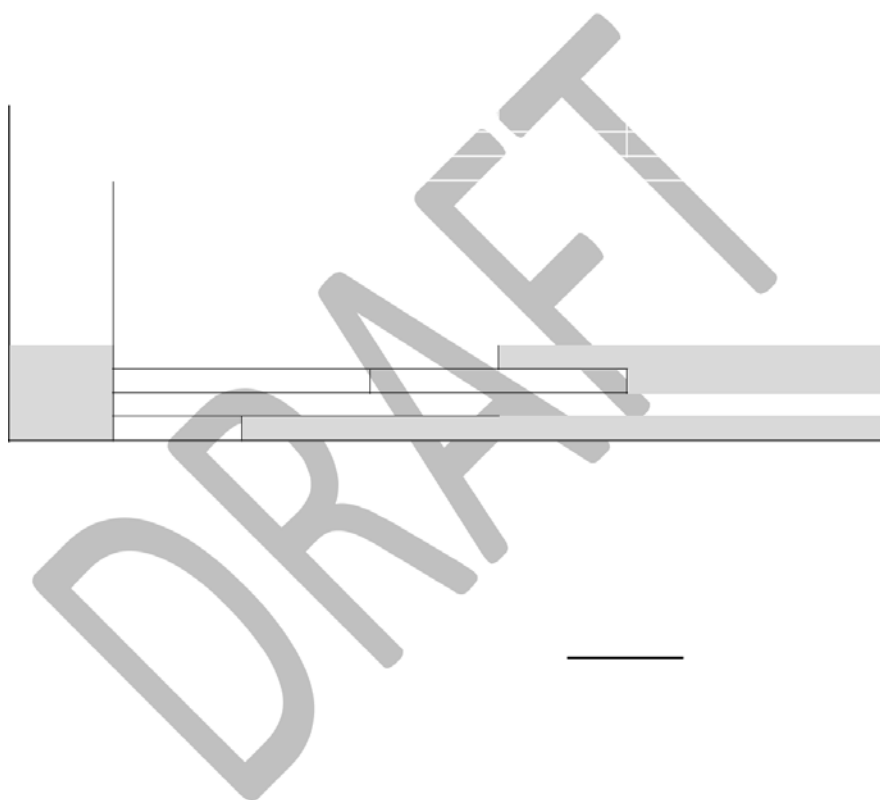
Affordable housing is defined as housing in which occupancy is limited to households meeting special income guidelines. The price of this housing is maintained at a level below what the free market would demand using restrictive deeds, and covenants, and financed by grants, mortgage subsidies, vouchers, ~~or other means tied to public financing or~~ tax credits, or through land use tools. ~~Generally, the~~ The cost of affordable housing is limited to 30% of ~~a~~ the targeted household's income limit (which varies according to the number of people in the household); different affordable housing programs are "benchmarked", or targeted, to specific income groups based on the Median Family Income (MFI) of an area as annually determined ~~defined~~ by the US Department of Housing and Urban Development. The benchmarked incomes for the Washington Metropolitan Area in ~~2005~~ 2017 are shown in the table below. The list includes the major housing assistance programs that serve households in each group. In ~~2005~~ 2017, the ~~areawide median income (AMI)~~ MFI for a family of four was ~~\$89,300~~ 110,300. For the purposes of the Comprehensive Plan, The ~~the~~ terms "extremely low", "very low", "low", and "moderate" income correspond to up to 30%, 50%, 80%, and 120% of ~~that~~

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the MFI amount, respectively.

Example: If a single mother of **two** earned **~~\$7~~ 14** per hour, her annual income would be **approximately ~~\$14,560~~ 29,000** and fall within the “extremely low income” category. If she spends 30% of her income on housing, she could afford to pay only **~~\$364~~ 728** per month on housing. Finding decent housing or any housing at this price range is a challenge in Washington.



NEW

Table 5.1 Sample of Housing Programs, 2017 Income Limits and Main Household Targets

Income Definition Household Size	Extremely	Very	Low				Moderate	
	Percent of Median Family Income							
	30%	50%	60%	80%	100%	120%		
1	\$ 23,150	\$ 38,600	\$ 46,350	\$ 61,750	\$ 77,200	\$ 92,650		
2	\$ 26,450	\$ 44,100	\$ 52,950	\$ 70,600	\$ 88,250	\$ 105,900		
3	\$ 29,800	\$ 49,650	\$ 59,550	\$ 79,400	\$ 99,250	\$ 119,100		
4	\$ 33,100	\$ 55,150	\$ 66,200	\$ 88,250	\$ 110,300	\$ 132,350		
	Historic Home Grant Program							
	Home Purchase Assistance Program							

HOME, CDBG*
Housing Production Trust Fund Inclusionary Zoning
Low-Income Housing Tax Credits
Public Housing

* HOME and CDBG 80% MFI Income Limits are capped by the Nation's Median Family Income, which currently approximates 65% of the area's MFI.

By contrast, “market rate” housing is defined as housing with rents or sales prices that are allowed to change with market conditions, including increased demand. Some market rate housing may be ‘naturally occurring’ affordable housing ~~that~~ moderate and some low income households can afford. However, the supply of ‘naturally occurring’ affordable units can be unstable due to potential pressure from both sides. Too little demand and decreasing rents are insufficient to cover maintenance and they fall into a state of disrepair and become vacant and blighted. Too much demand and they are rehabbed into higher cost units. Rent-controlled apartments are counted as “market rate” units because there are no occupancy restrictions. The District’s rent control law stipulates that rents on market rate apartments built prior to 1975 may rise only as fast as the Consumer Price Index (CPI) for older adults and disabled tenants and the CPI plus two percent for everyone else.

** Regional Areawide Median Family Income (~~AM~~MFI) is used rather than DC’s median income because it is the federal government benchmark commonly

used to qualify for funding subsidies.

End Callout Box

500.4 The city's housing stock is varied in type and size, with recent development since 2006 shifting the make-up of the city's housing. Table 5. ~~4~~2 shows the number of units by type, year built, size, and vacancy rate and how these have changed over 17 years. The table shows that owner/renter rates have fluctuated. In addition, Table 5.2 shows that despite a modest increase in the number of detached/attached single family homes, which represent 75 percent of large units (three or more bedrooms), there has been a consistent shift toward multi-family units. The shift is also visible in Figure 1 New Housing Units Authorized: 2000 – 2017. Washington, DC's housing stock is becoming both older and newer as pre-1939 buildings are being preserved and remodeled to have more units, while post WWII buildings are more often torn down and the sites redeveloped to add new modern apartment buildings. Of the ~~city's 248,000~~ 281,000 occupied housing units in ~~2000~~ 2017, ~~41~~ 42 percent were owner-occupied and ~~59~~ 58 percent were renter-occupied. ~~Forty~~ Thirty-seven percent of the housing units in the city are single-family units and over ~~35~~ 34 percent of the housing stock was built before 1940. 500.4

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Housing Element Table

NEW

5. **+2:** District's Housing Stock, 2000, **2010, and 2017**

500.5

	2000	2010*	2017*
Total Housing Units	274,845	296,836	314,843
Occupied Housing Units	248,338	252,388	281,475
Owner-Occupied	41%	43%	42%
Renter-Occupied	59%	57%	58%
Total Vacancy	10%	15%	11%
Homeowner Vacancy †	2%	3%	2%
Rental Vacancy †	11%	10%	6%
Type	2000	2010*	2017*
Single-Family Detached	13%	12%	13%
Row Houses	27%	25%	24%
2-4 units	11%	10%	9%
5+ units	49%	52%	54%
Housing by Year of Construction	2000	2010*	2017*
2010-	-	-	7%
2000-2009	-	8%	8%
1990-1999	3%	3%	3%
1980-1989	5%	4%	5%
1960-1979	24%	19%	21%
1940-1959	34%	31%	23%
1939 or earlier	<u>35%</u>	<u>34%</u>	<u>34%</u>
	100%	100%	100%
*2010 & 2017 ACS 1-year data			
† 2000 homeowner and rental vacancy uses 2004 data			

500.6

In the eight years since

Since the Comprehensive Plan was **last amended adopted**

in 2006, there has been **tremendous** **an ongoing** increase in housing demand **and costs**, driven by **a national recession and recovery**, demographic shifts, low

interest
rates,
regional
economic
growth,
falling crime
rates,
renewed
confidence
in District
government,
and

improvements in public services. Rising costs have accelerated since the recovery began in 2010, with the median sales price of single-family homes increasing 7.3 percent per year, while condominiums increased 2.8 percent per yearⁱ, and average rents increased 2.9 percent per year between 2000 and 2017.ⁱⁱ Part of the increase is attributable to declining interest rates, which between 2000 and 2017, went from eight percent to below four percent. Declining interest rates enabled a 37 percent increase in homebuying purchasing power and contributed to rising prices.ⁱⁱⁱ The

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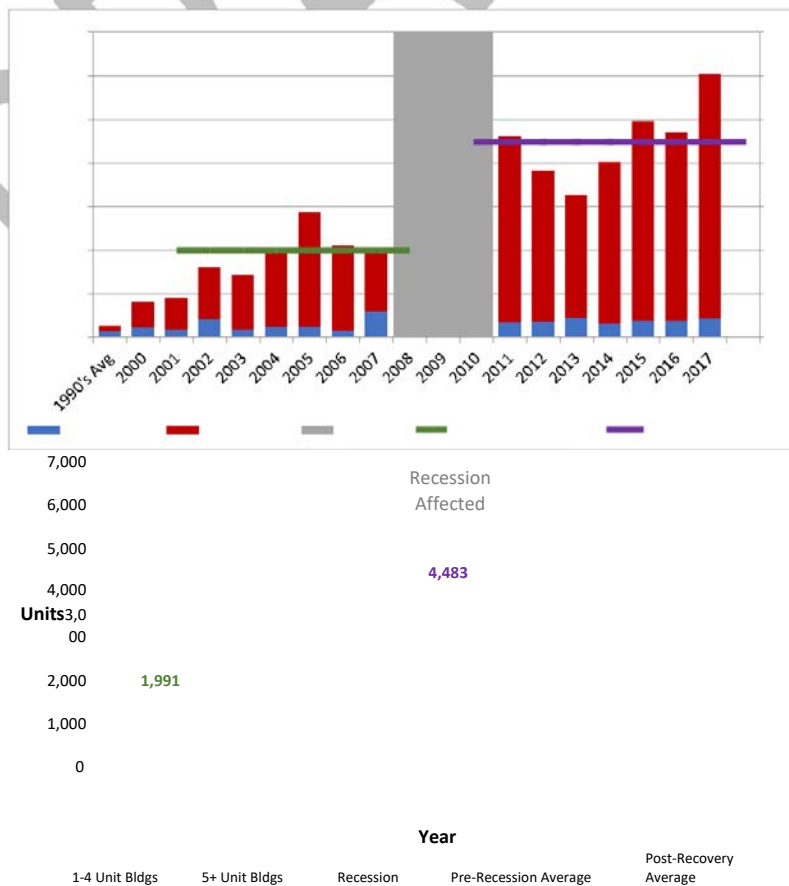
increase in demand has propelled ~~a steep upward spiral~~ an increase in housing costs, impacting renters and homeowners alike. With higher prices came greater down payment and mortgage requirements, making it more difficult for renters to transition to homeownership. 500.6

500.7

The increase in demand has also resulted in a ~~tremendous~~ significant increase in the production of housing that has only accelerated since the recession ended in 2009. ~~There were more than 2,200 new units permitted in 2005, 75 percent above the 2001-2003 average and more than eight times the average of the 1990s. In late 2005, an astonishing 8,900 housing units were under construction or about to break ground in the city the biggest building boom in Washington since the early 1960s. Table 5.2~~ Figure 5.1 shows the recent trends in housing units issued permits ~~permitted~~. The graph shows that average annual production of housing for the years after the national recession is more than double (4,483 units per year from 2011-2017) than average production in the District prior to the recession (1,991 units per year from 2002-2007). There is evidence that this new production has slowed the rising costs of renting or owning multi-family units. 500.7

NEW

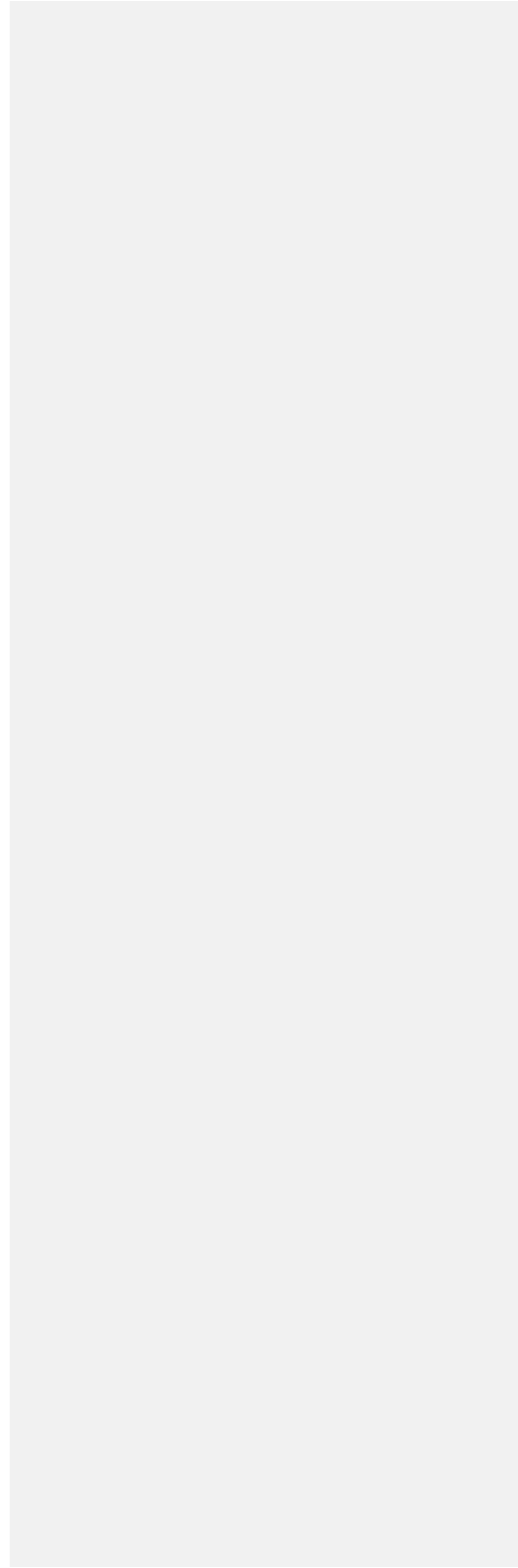
~~Table~~
e Figure 5.1 5.2: New Privately-Owned Housing Units Authorized: 2000 - 2017 500.8



Source: US Census, DC Office of Planning

500.9

Even more dramatic has been the increase in volatility of single-family home housing values. Between 2000 and 2005, the median sales price for a single-



family home in the District rose 174 percent, from \$178,250 to \$489,000.

However, prices then dropped 23 percent in just two years between 2007 and

2009 due to the national financial collapse, causing many homeowners to lose equity in their most important investment. Prices since 2010 have started to rise rapidly again at about 7.3 percent per year.

Condominiums and cooperatives - once considered “starter” homes for first time buyers - have increased equally, **but more modestly as production expanded the competitive supply.** Figure 5.2 shows

that ~~from a~~ the median sales price of **condominiums rose sharply from** \$138,000 in 2000 to \$377,950 in 2005. **Condominium prices then stayed mostly flat until 2010 when they started to rise at an average rate of 2.8 percent per**

year.^{iv}

~~Rents have also soared, jumping 12 percent between 2003 and 2004 alone.~~

NEW

As prices have risen, the percentage of residents able to comfortably afford the median priced home or apartment has dropped. In 2001, 34 percent of the District’s for-sale housing would have been affordable to a family supported by a full-time school teacher. By 2004, that figure had dropped to just 16 percent. **By 2017, the percent of homes in the District a full-time school teacher could afford had partially recovered to 19 percent.**^v **This was due to a variety of factors including higher wages, decreasing interest rates, the drop in values after 2007, and the increasing availability of condominiums that are less expensive than single-family homes. Nevertheless,** ~~The~~ **the** tightening

~~workforce~~ availability of ~~e~~ **moderately priced** housing is hindering the District’s ability to retain and attract moderate income households. ~~Figure 5.1 shows housing value change from 1990 to 2005.~~ 500.9

NEW

Figure 5.2 shows change in housing value and purchasing power from 2000 to 2017. The figure illustrates how median sales prices of single-family and

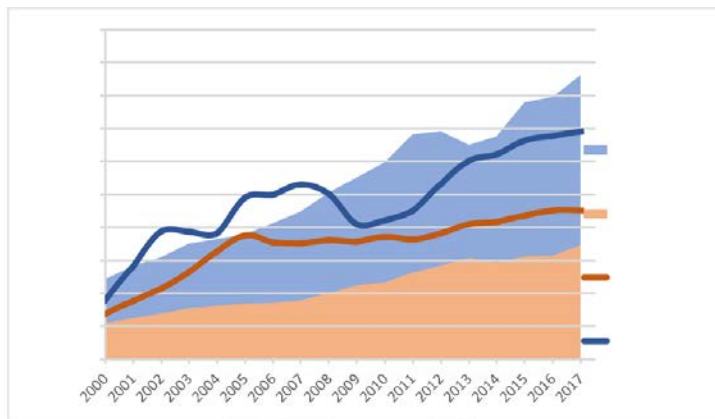
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Cooperative/Condominium homes have changed in relation to changes in the purchasing power¹ of married-couple families and non-family households. It shows that sales prices of single-family homes, while volatile, have tracked the purchasing power of married-couple families, whose incomes grew 3.9 percent per year since 2006, but whose purchasing power increased 7.0 percent per year as interest rates decreased. Over the same time, married couples in DC grew by over 14,600 new households, or just under half of all new households since 2006.

¹ Purchasing power is defined as 25 percent of gross monthly income toward principle and interest on a 30-year mortgage at the average interest rate for that year, plus a 10% down payment.

NEW

Figure ~~5.1-5.2: Annual Percent Change in DC Values~~ ^{Housing} Median Sales
Prices and Purchasing Power by Household Type: 2000 - 2017, ~~1990-2005~~
500.10



\$1,000,000
\$900,000
\$800,000
\$700,000
\$600,000
\$500,000
\$400,000
\$300,000
\$200,000
\$100,000

Purchasing Power
Married Couples

Non-Families

Median Sales Prices
Condo / Coop

Single-Family

Source: US Census American Communities Survey (ACS) 2017, GCAAR, FreddieMac, DC Office of Planning

NEW

Rents have also risen, making it more difficult for many to afford living in the District. Between 2006 and 2017 rents in DC rose faster at 3.4 percent per year than the Median Family Income (MFI) of the region, which grew by only 1.8 percent per year. Much of the increase in rents was due to new amenity-rich buildings that attracted higher income households in the District. However, even rents in buildings built prior to 2006 rose at a rate of 2.7 percent per year.^{vi} As a result, between 2006 and 2017 there were nearly 18,300 fewer units affordable to households earning equal to or less than 60 percent of the MFI (See Table 5.5 Change in Supply of Rental Units by Affordability). There are many reasons in addition to rising rents for the overall reduction in the number of lower cost units including demolition of older buildings and conversion to condominiums.

500.11

The rising costs have triggered a crisis of affordability, particularly for the District's lowest income residents. **Over 20 percent (56,700) of all households in 2017 were severely burdened by housing costs, and another 16 percent (44,600) of households were burdened.** Residents must set aside a growing share of their earnings for housing **and utilities**, leaving less disposable income for health care, transportation, food, and other basic needs. **The greatest share of**

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burdened and severely burdened households are the 39,500 rental households

earning less than 30 percent of the MFI.^{vii} The market has also become more segmented, with dwindling housing choices for working families and the middle class in general. “Move up” options for lower **and middle** income households have become limited, and the opportunity for many residents to build individual wealth through home ownership has become more difficult. 500.11

- 500.12 For existing residents who are already homeowners, the price ~~surge~~ **fluctuations** ~~hav~~ **represented** ~~has been~~ a source of wealth as their homes ~~e~~ appreciated in value, **but also a source of risk as some lost significant equity in their family’s single largest investment that could help put their kids through college or retire in relative comfort.** The **nation’s financial recovery and the growing strength of the District’s** housing market has also created opportunities to solve some of the very problems it is creating. The recent boom has raised real estate values, incomes, and sales, generating millions of dollars in new revenues for housing programs **through deed and recordation taxes dedicated to the District’s Housing Production Trust Fund (HPTF).** The pending availability of several large sites for redevelopment creates housing construction opportunities that did not exist five or ten years ago. ~~New inclusionary zoning legislation~~ **The Inclusionary Zoning program, which requires most new residential buildings of 10 units or more to set aside upwards of 12.5 percent of the project towards affordable units, has now delivered almost 600 affordable units as of Fiscal Year 2017, with another 800 expected over the next several** ~~years at pace of close to 200~~ ~~will soon require~~ ~~affordable units~~ ~~per year~~ ~~be~~ **to** **included in many market rate projects** **beneficial** **for two reasons. First, it retains the affordable units for the life of the project;** **and second, it produces units in high amenity, high cost neighborhoods where land prices make it very expensive to financially subsidize affordable housing.** 500.12

- 500.13 **Housing is a regional market that provides a wide array of choices that vary by location, size, building type and age, accessibility, and others.** The ~~housing shortfall~~ **difficulty in expanding the supply of moderately priced housing across the region** will continue to create a market dynamic where ~~housing costs~~

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increase faster
than incomes

higher
income
households
will drive the
cost of
housing.
Housing
costs within
the District
are among
the highest in
the region,
and reflect
the premium
placed on
being close to
the region's
core.
Ensuring
that all
District
residents
have the

choice to secure housing in their communities is a growing challenge as
redevelopment and highly competitive

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offerings are readily available in surrounding jurisdictions.

NEW

Moderating the cost of housing and expanding opportunities will require a regional effort. ~~Consistent~~ It will take a sustained multi-jurisdictional ~~efforts~~ coordination and partnerships, such as an analysis of the regional impediments to fair housing, and other approaches ~~are needed~~ to increase the

supply of housing ~~e~~ ^t and better meet demand at all incomes. For instance, it will be difficult to improve affordability in the District, even though the pace of Washington, DC's housing production doubled after the recession, when

production across the rest of the region is down 38 percent.^{viii}

~~Intergovernmental agreements and initiatives also will be needed to ensure that all jurisdictions bear their fair share of the region's housing needs and do not leave~~

~~that responsibility solely to the District of Columbia.~~ 500.13

NEW

While housing is a regional market, it is also a very personal choice tied to family, community, and the unique identity shared by residents living in the

District of Columbia and the Nation's capital. The fact that many residents place a priority on maintaining their identity as Washingtonians partially

explains why 71 percent of the District's residents moving within the region

stay within DC. The rate of retention is actually the highest for extremely

low-income households with 77 percent staying in DC. This is due in part to Washington DC's investment in public transit and affordable housing keeping housing and transportation costs low relative to the rest of the region. However, the same migration data suggests that lower income households tend to move east of the river. In addition, the District struggles

to retain moderate income households earning between 80 and 100 percent of the MFI, with only 60 percent of them choosing to stay in the city.^{ix}

500.14

^{housing}
On a neighborhood level, the recent ~~g~~ boom in housing demand has challenged the District's ability to enable lower income residents stay in their

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neighborhood and grow a city of inclusive and racially and economically diverse communities. Approximately 60 percent of those moving in east of the river are very low-income households, while only 17 percent of those moving in west of the park are very low-income.^x The District ~~has been relatively successful in~~ is increasing the rate of developing new, and preserving existing affordable housing, ~~building or rehabilitating 17,700 affordable units in the last six years alone~~ with approximately 1,700 affordable units delivered per year since 2015.^{xi} ~~However, most~~ While some of this production ~~has occurred~~ is occurring in the very neighborhoods where such housing ~~was~~ is already concentrated, changes in the way investment decisions are being made such as

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preferences for projects in high cost areas are shifting production to higher

cost neighborhoods where there is less affordable housing. A housing needs assessment conducted by the Urban Institute for the District in 2015 suggests that more affordable housing is needed citywide, especially in high cost areas and for those households earning less than 30 percent of the MFI. 500.14

- 500.15 Map 5.1 illustrates the location of affordable housing projects ~~developed since 2000~~in the District, overlaid on a map that characterizes neighborhoods as

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~~“stable”, “emerging”, “transitioning”, or “distressed” based on demographic and market factors by an index of housing costs versus neighborhoods that are Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as defined by US Department of Housing and Urban Development (HUD).~~

With the exception of a few projects, there ~~has been~~ is very little ~~new~~ affordable housing built in ~~Stable and Transitioning~~ neighborhoods with high housing costs. ~~The map also shows that recent market rate housing has been built almost entirely in Stable and Transitioning neighborhoods. If left unchecked, these patterns will continue to concentrate lower income residents in some neighborhoods and find them scarce in others.~~ 500.15

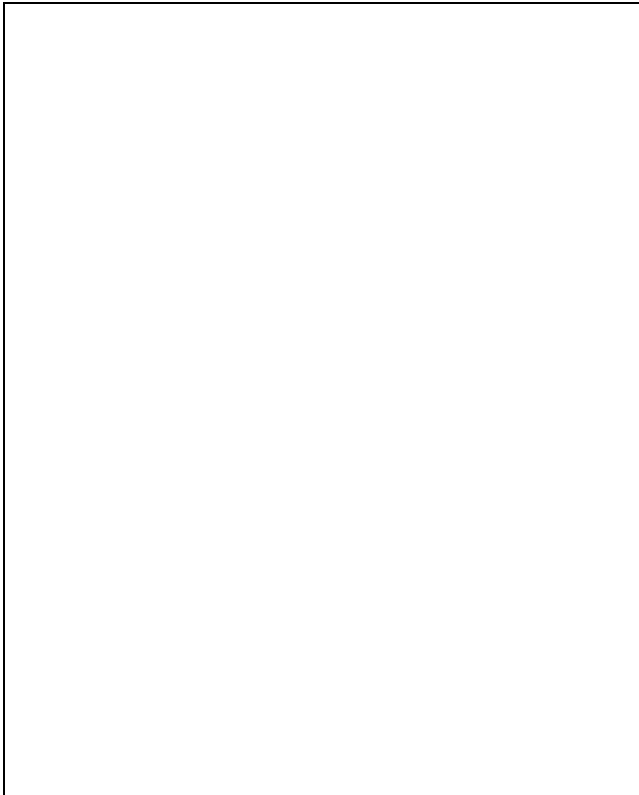
Comprehensive Plan Housing Element

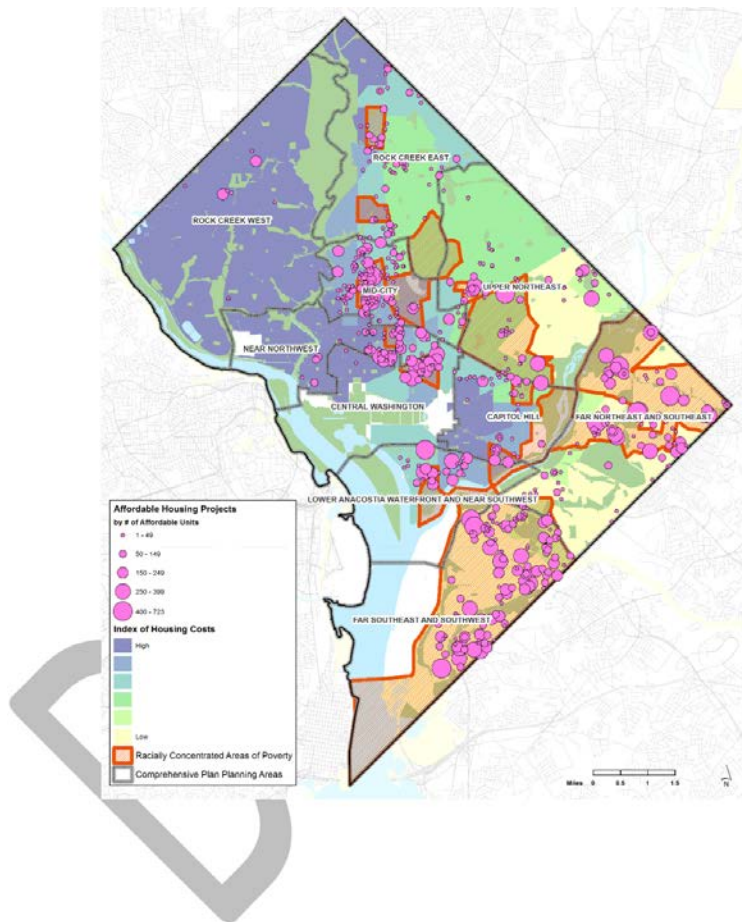
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Map 5.1: ~~2000-2005~~ **Affordable** Housing ~~Development~~ **Projects** by
~~Type~~ **Index of Housing Costs and Racially or**
Neighborhood ~~✕~~ **Ethnicity**
Concentrated Areas of Poverty 500.16





Source: DHCD, HUD, HousingInsights.org

- 500.17 While the market for housing has been robust ~~during the last five years~~ since 2010, there is no guarantee this will continue indefinitely. The ~~first six months of 2006~~ lessons from the financial mortgage collapse of 2007 suggest ~~that~~ softer ~~high prices~~ demand due to ~~and~~ rising interest rates or other risks could test the resiliency of Washington, DC's housing market. Measures to increase affordable housing must be mindful of market dynamics and the burden placed on the private sector so that forward momentum can be sustained. This may require additional bold steps by District government, such as the recent increased allocation of funding in 2015 to the HPTF from ~~in~~ the deed recordation and

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transfer taxes, and other sources. 500.17

- 500.18 One of the critical issues facing the city is how to retain and create more housing units that are large enough for families with children. ~~As a percent of total households in the District, In 2006,~~ 21 percent ~~are~~ of District households were comprised of families with children. By 2017, the percent of households with children had fallen to below 20 percent, as households with children struggle to find units they can afford. This percentage ~~has been stable over several decades and~~ is substantially lower than the 33 percent rate for ~~both~~ the region and 31 percent for the nation. However, Other other cities such as San Francisco, New York and Boston also experienced declines in the percent of households with children since 2006 ~~have similar rates to the District. New York's rate is 30 percent, which is closer to the national average~~. 500.18

- 500.19 Family households with children need larger housing units with more bedrooms. 34 percent of the units Of the ~~city's~~ existing housing stock, only ~~one-third~~ _____ have three bedrooms or more, which is a slight decline from 2006 when 35 percent of units had three or more bedrooms. Eighty-nine percent of recent new construction has been apartments, ~~with fewer bedrooms~~ of which only two

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percent
had three
or more

bedrooms.^{xii} Of new condominium units built since 2006, less than 10
percent had three or more bedrooms.^{xiii} Since the vast majority of
Washington, DC's capacity for growth is in multi-family development, the
city will need to look to apartment buildings to add larger, family sized
units. 500.19

500.20

~~Between 2000 and 2004, the city's vital records show an increase in population~~
~~in~~
~~the 0-4, 20-34, 55-69, and the 80 or more years age groupings. The increase in~~
~~the~~
~~youngest grouping is a positive sign that families in the city are having children.~~
Many residents of Washington, DC have a strong desire to stay, whether
they

have recently moved here or whether their family has lived in
Washington,

DC for multiple generations. As discussed in the Framework Element,
Washington, DC experienced a tremendous increase in the number of
younger adults between the ages of 20 and 39 since 2006. This has led to an
increase in children from 0 to 14 and the young adults are finding their
housing needs change as they start new families. The increase in young
children is an early indication of their parents' desire and intention to stay in
the city. At the same time, the District is also expecting an increase in older
residents. ~~Retaining~~ A broad retention strategy is needed for these new

~~families and the city's~~ and existing families, and the overlapping housing needs
of older adults ~~is important~~ to maintain the health and equity of the city. 500.20

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500.21 The availability of single-family housing and housing with more rooms are two factors that are positively correlated with retaining family households. Of course, there are many other factors that are important, including affordability, crime, **childcare, parks** and school quality. 500.21

500.22 Who is moving in and out of the District? ~~the National's Capital~~ **According to Fannie Mae's Housing in**

Table 5.3 shows the demographics of migration in and out of the District. It shows that in 2017, one in 9 percent five (113,000 65,522) of the District's 2000 2017 population had moved into the city since 1995 that 60,873.

year. Out-movers during this same period year numbered 158,000 In-movers were less likely to be families with children than out-movers (25% versus 45%) , less likely to be black, more likely to be poor, and also more less likely to be homeowners than out-movers during the same period. **Table 5.3 shows migration in and out of the District from 1995 to 2000** . 500.22

NEW

Table 5.3: Migration In and Out of the District, ~~1995-2000~~ **2017** 500.23

	Moving Out		In-Movers	
	Total	Total	Another State	Abroad
Number of people	60,873	65,522	54,722	10,800
In Poverty	7,150	10,656	8,440	2,216
White	32,682	39,014	32,158	6,856
Black	19,909	17,063	15,797	1,266
Asian/Pacific Islander/Other	6,225	6,787	4,662	2,125
Two or More Races	1,925	2,490	2,025	465
Hispanic	6,384	5,975	4,227	1,748
Age 1-4 years	2,996	1,522	1,115	407
Age 5-17 years	4,592	2,913	2,044	869
Age 18-29 years	24,554	37,819	24,554	4,709
Age 30-39 years	15,412	11,812	9,438	2,374
Homeowners	19,060	11,103	8,355	2,748
Renters	35,797	38,822	32,208	6,614

Source: US Census American Communities Survey (ACS) 2017, DC Office of Planning

NEW

Overall there are a number of key indicators that suggest the demand for housing in the city will remain strong in the near future. These include a strong employment market, improving schools, and a walkable urban

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lifestyle that is attractive to a new generation of urban residents. The increase

in young children (0-14) is an early indication of their parents' desire and intention

to stay in the city. Retaining new and existing families is important to Washington,

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DC's vibrancy and health.

500.24 This Housing Element seeks to address ~~these~~ the challenges of rising costs and other housing problems through its policies and actions. It is organized into four major sections. The first addresses housing production, including both market-rate ~~conservation~~ and affordable housing. The second addresses housing ~~+~~ preservation, focusing particularly on anti-displacement strategies and housing maintenance. The third section addresses home ownership and fair housing laws. The final section covers the special needs of the homeless, persons with disabilities, seniors, and others who are not adequately served by the private market. 500.24

501 Housing Goal

501.1 The overarching goal for housing is: Develop and maintain new residential units to achieve a total of 360,000 by 2025 that provide a safe, decent, accessible and affordable supply of housing for all current and future residents ~~of~~ throughout all neighborhoods of the District of Columbia. 501.1

Policies and Actions

502 H-1 Homes for an Inclusive City

502.1 This section of the Housing Element addresses housing production, both for market rate and affordable units. 502.1

502.2 The District must ~~increase its~~ sustain a high rate of housing production if it is to meet current and projected needs through 2025 and remain an economically

vibrant city.
Over the next
20 years
through 2035,
the District's
housing stock
is forecast to
increase from
a base of
about

~~280,000~~ 310,000^{xiv} in ~~2005~~ 2015 to ~~335,000~~ 397,000 units in ~~2025~~ 2035. Between ~~2005~~ 2015 and ~~2010~~ 2020, ~~40,000~~ 23,000 ~~new~~ additional units are expected to be built, based on projects that are now under construction, ~~or~~ soon to break ground, or by conversion to smaller units. ~~The remaining new units—45,000 in total—~~ The Housing Goal accelerates that rate of production between 2018 and 2025 to achieve 36,000 new units ~~will be~~ needed by 2025 to improve affordability and the long term balance between demand and supply. This is equivalent to ~~3,000~~ 5,100 ~~new~~ additional units per year. This is significantly higher than the rate of production experienced during ~~2000-2005~~ 2010-2015 and demand pressures suggest there is a need for even more. However, the city ~~permitted~~ issued permits for an average of 2,860 4,483 units of new construction per year ~~in 2005~~ after recovering from the

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national recession, indicating this target of **5,100 units per year** is not out of reach. Table 5.4 illustrates the goal for both total and income-restricted affordable units per Figure 5.2 and how the goal would extend through 2030 and 2050. 502.2

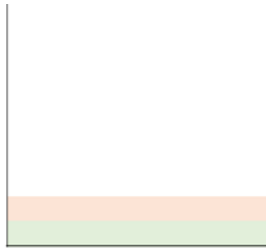


Table 5.4 Total Residential and Affordable Unit Goals: 2018 – 2050

	2018 Base	2020 Estimated	2025 Pipeline	2025 Goal	2030	2050
Total Residential Units	324,300	334,600	360,300		384,200	456,890
2018 - 2025 Total Increase		36,000				
Total Dedicated Affordable	51,960	55,867	59,930	63,960	71,930	96,160
2018 - 2025 Affordable Increase		12,000				
Percent Affordable	16.0%	16.7%	16.6%	17.8%	18.7%	21.0%

Base

Forecast/Pipeline Estimates

Housing Goals

Source: Office of Planning, DMPED.

NEW

- 502.3 As noted in the Land Use and Framework Elements, the city already has the land resources to meet this demand. But land alone is not enough to ensure the production of housing. And housing production alone does not guarantee that a portion of the new units will be affordable to all households. The approach must vary with the characteristics of the site and surrounding conditions. For instance, infill housing development in Neighborhood Conservation Areas typically has infrastructure but can be constrained by lot sizes and is dependent on surrounding market strength. Redevelopment of ground floor
uses along the city's Main Street Mixed Use Corridors is often delayed until market demand drives housing prices high enough to overcome the return
provided by the existing uses. Neighborhood Enhancement Areas not only
need comprehensive infrastructure investment, but catalytic projects as well to demonstrate the viability of further private sector investment.
Finally,
large sites with significant capacity need major infrastructure investment to
knit them into their surrounding neighborhoods. 502.3
- 502.4 A multi-pronged strategy is needed to facilitate production, address regulatory and administrative constraints, and ensure that a substantial number of the new units added are affordable to District residents. New units should also be visitable to residents who are living with disabilities and enable residents to age in community. Visitability refers to apartments and single family housing that can be lived in or visited by persons who have trouble with steps or who use

wheelchairs or walkers. Many of the basic tenets of this strategy were established by the 2006 Comprehensive Housing Strategy and are ~~reiterated~~ discussed in the text box on the following page. 502.4

NEW

Participation from private sector investors is critical to achieving Washington, DC's housing goal and presents several challenges as they pursue investment opportunities. Some locations remain underutilized within the permitted density for a variety of reasons. In some locations, existing ground floor uses produce a sufficiently high return that discourages and delays redevelopment. In other locations, the increased construction costs needed for taller building types sometimes lead investors to use lower density, less expensive methods that underutilize a site's potential development capacity. Finally, development of new supply tends to slow down as soon as supply starts to meet demand, and the pace of absorption and revenue growth slows or declines below investors' expectations. These are economic realities that all cities face.

502.5

Callout Box: The Comprehensive Housing Strategy 502.5

The housing policies of the Comprehensive Plan started

~~In~~ in 2003, ~~when~~ the Council of the District of Columbia passed the "Comprehensive Housing Strategy Act," creating a Task Force charged with developing recommendations on the

housing needs
of current and
future
residents of
the District.
~~The 28-~~
~~member Task~~
~~Force, was~~
~~specifically~~
~~asked to~~
~~explore~~ It
included
strategies for
preserving
and creating
mixed income

neighborhoods; assessing the quality, availability, and affordability of rental housing; creating home ownership opportunities; preventing displacement; assessing special needs housing; promoting workforce housing; and increasing the District's population by 100,000 residents.

The 2006 Task Force report, *Homes for an Inclusive City*, ~~presents~~ presented seven basic recommendations for improving housing affordability and growing the population. Foremost among these ~~is~~ was the production of 55,000 new housing units, including 19,000 affordable units, and the preservation of at least 30,000 existing affordable units. The report includes strategies to increase the home ownership rate, provide direct assistance to 14,600 low income renter households, and include affordable housing in the “new neighborhoods” to be developed during the next 15 years. ~~The report emphasizes the need to build the city’s administrative capacity for housing production, and to enact complementary programs to improve neighborhood services to attract and retain residents. The cost of these recommendations is estimated at \$300 million per year over 15 years.~~

Subsequent task forces have built upon the original strategies found in *Homes for an Inclusive City* and developed additional policies found in the *Bridges to Opportunity* and *Housing Preservation Strike Force* final reports. These efforts focused on such strategies initiatives as providing wrap around supportive social service contracts into affordable housing investments. In addition, the District submitted to HUD the 2016-2021 5-Year Consolidated Plan, which included data analysis, citizen participation, and the

development of an implementation program on how the District would expend funds from federal programs, including Community Development Block Grants (CDBG) and HOME Investment Partnership.

Many of the original strategies in *Homes for an Inclusive City* ~~the Housing Strategy have been~~ were carried forward into ~~this~~ the 2006 Comprehensive Plan Housing Element. The proposed amendments add in those policies from the subsequent task forces. This is an important step toward their implementation, and will move the city one step closer to achieving its housing goals.

End Callout Box

503 H-1.1 Expanding Housing Supply

503.1 Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of market rate and affordable housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, zoning, permitting, and housing, inspection, and taxation programs, recognizing and responding to the needs of all segments of the community in order to achieve an adequate and diverse housing supply. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs. Public investment in high quality public infrastructure including transportation, public space, schools and libraries is also critical to ensuring all neighborhoods provide a high degree of access to opportunity.
Administration of regulatory processes shall aim to encourage, not discourage, the creation of new housing. 503.1

NEW The supply of housing should grow sufficiently to slow rising costs of market rate rental and for-sale housing. Expanding supply alone will not fulfill all of Washington, DC's housing needs at lower income levels, but it is one

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important element of the strategy to ensure unmet demand at higher price
points does not further hasten the loss of 'naturally occurring' affordable housing.

- 503.2 *Policy H-1.1.1: Private Sector Support*
~~Encourage~~ **and/or require** the private sector to provide **both** new **market rate and affordable** housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2
- 503.3 *Policy H-1.1.2: Production Incentives*
Provide suitable regulatory, tax, and financing incentives to meet housing production goals. These incentives ~~should~~ **shall** continue to include zoning regulations that permit greater building area for commercial projects that include housing than for commercial projects that do not include housing **and relaxation of height and density limits near transit.** 503.3
- 503.4 *Policy H-1.1.3: Balanced Growth*
Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4
- 503.5 *Policy H-1.1.4: Mixed Use Development*
Promote **moderate to high density** mixed use development ~~g~~ **that includes affordable** housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use **corridors, and high capacity surface transit** ~~corridors, and around e~~ **appropriate** Metrorail stations. 503.5
- 503.6 *Policy H-1.1.5: Housing Quality*
Require the design of affordable **and accessible** housing to meet **or exceed** the

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same
high-
quality

architectural standards ~~required of~~ achieved by market-rate housing and ensure they are built with high quality materials and systems that minimize long-term operational, repair and capital replacement.

Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood.

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503.7

Policy H-1.1.6: Housing in the Central City

Absorb a substantial component of the demand for new high-density housing in Central Washington and along the Anacostia River. Absorbing the demand for higher density housing within these areas is an effective way to meet housing demands, maximizes infrastructure and proximity to jobs, create mixed-use areas, and ~~conserve~~ minimizes the cost pressure on existing ~~single family~~ residential neighborhoods throughout the city. Market rate and affordable ~~Mixe~~
~~d~~ mixed income, higher density downtown housing also provides the opportunity to create vibrant street life, and to support the restaurants, retail, entertainment, and other amenities ~~that are desired and needed~~ in the heart of the city. 503.7

See the Land Use, Urban Design, and Area Elements for related policies.

503.8

Policy H-1.1.7: ~~New Neighborhoods~~ Large Sites

Accommodate a significant share of the District's projected housing demand in "new neighborhoods" developed on large sites formerly used for government functions. In addition to giving priority to market rate and affordable housing, these neighborhoods ~~must~~ should include or have access to well-planned retail, public schools, attractive parks, open space and recreation, enable resilient, innovative neighborhood level energy systems, as well as needed supportive services. The new neighborhoods should include a variety of housing types, serving a diverse population and a variety of income levels. 503.8

Commented [1]: Do not delete.

NEW*Policy H-1.1.8: Production of Housing in High Cost Areas*

Encourage development of both market rate and affordable housing in high cost areas of the city making these areas more inclusive. Develop new innovative tools and techniques that support affordable housing in these areas. Doing so increase costs per unit but provides greater benefits in terms of access to opportunity and outcomes.

See also the Land Use Element policies on transit-oriented development and mixed use.

503.9

Action H-1.1.A: Rezoning of Marginal Commercial Land

~~Perform an evaluation of~~ Continue to evaluate commercially zoned land in the District, focusing on ~~the "Great Streets"~~ high-capacity surface transit corridors,

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other
arterial
streets,
and
scattered
small

commercially-zoned pockets of land which no longer contain active commercial land uses. The evaluation should consider the feasibility of rezoning some of these areas from commercial to

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mixed-use or residential districts, in order to ensure their future development with housing. 503.9

- 503.10 *Action H-1.1.B: Annual Housing Reports and Monitoring Efforts*
~~Consider development of~~ **Develop** an Annual “State of DC Housing Report” which improves the quality of information on which to make housing policy decisions and/or a Housing Oversight Board comprised of residents, for profit, and non-profit developers that reports each year on the effectiveness and outcomes of the District’s housing programs. **Include information on trends and needs, such as the availability and affordability of units by income, tenure, building type, bedrooms, and production patterns and capacity by planning area and other characteristics. The report should also include a framework for evaluating progress toward measurable goals.** 503.10

- NEW** *Action H.1.1.C: Regional Planning for Expanding the Supply of Housing*
Pursue intergovernmental agreements and initiatives with the jurisdictions of the metropolitan region that expand the housing supply and broaden affordability throughout the region, and that do not leave the responsibility solely to any one jurisdiction.

- NEW** *Action H.1.1.D: Research New Ways to Expand Housing*
Continue research to expand market rate and affordable opportunities in Washington, DC such as expanding existing zoning tools and requirements. Consider a broad range of options to address housing constraints which could include updating the Height Act of 1910, a federal law, outside of the monumental core if it can promote housing production.

- 504 H-1.2 Ensuring Housing Affordability

- 504.1 The District of Columbia faces numerous affordable housing challenges. It has both a disproportionate share of the region’s poorest residents and the region’s most rapid decline in the availability of housing to serve these residents. In 2005,

the median income for a family of four for the region was \$89,300, but it was just \$55,750 in the District.

Census data indicates that by 2017 the gap had narrowed by almost half. In fact, between 2005 and 2017, the share of the city's households earning below the regional median

income declined from about 75 percent to 52 percent of households. ~~three-quarters of the city's households earn below the regional median income, while at the same time~~ Due to Washington, DC's growing attraction to higher income households, housing prices in the city are increasing at a faster rate than almost any

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jurisdiction in the metropolitan area. The share of District renters who paid more than 30 percent of their incomes for housing jumped from 39 percent in 2000 to 46 percent in 2004. In 2017, the estimated share of households paying more than 30 percent of their income for housing had fallen to 36 percent of all

households. Similarly, the Th share paying more than 50 percent of their incomes ^{18 percent} ~~climbed~~ ^{declined} from ~~to~~ 23 percent in 2004 to 20 percent by 2017. Data suggests this is not due to improving affordability but rather the in-migration of wealthier households and the out-migration of lower income households. 504.1

NEW

In Washington, DC and across the nation, home prices fluctuated dramatically since 2006. Prices in the District peaked in April 2007, soon after the adoption of the 2006 Comprehensive Plan. While the collapse of the national mortgage markets did not affect Washington as badly as some parts of the country, many neighborhoods did suffer from high foreclosure rates and severe decline in values. Among the hardest hit neighborhoods were those along Eastern and Southern Avenues in the Upper Northeast, Far Northeast and Southeast, and the Far Southeast and Southwest Areas such as Washington Highlands, North Michigan Park, Bellevue, and Capitol View. In addition to the national mortgage collapse, the problems were exacerbated by limited access to competitive mortgages, which forced many homebuyers to use predatory sub-prime lending. By 2017, single-family values in some of these neighborhoods, especially those East of the River, were finally exceeding their previous peaks achieved in 2007. However, condominiums are still experiencing declining values in some neighborhoods stemming from failing homeowner associations maintenance and other problems.

504.2

Single-family home values elsewhere in the city have more than just recovered. ~~Prices have risen everywhere but~~ Values have gone up most rapidly in the ^{olde} ~~r~~ moderately priced neighborhoods to the north and east of downtown.

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Parts of

Neighborhoods such as Trinidad, LeDroit Park, Capitol Hill, Shaw, Columbia Heights, and Eckington Bloomington recovered rapidly and experienced annualized sales price increases of over 20.8 to almost 11 percent a year between 1999-2009 and 2004-2017^{xxv}. Even neighborhoods east of the Anacostia River experienced double-digit inflation during this time period. Price increases in the affluent neighborhoods west of Rock Creek were less dramatic, but they also experienced the least decline as a result of the mortgage crisis. As a result, they continue to be but were already out of reach for most District residents even before 2000. 504.2

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- 504.3 Economic forecasts suggest that many of the jobs that will be created in the District during the next ~~20~~ **10** years will not provide the compensation needed to pay for housing in the city. **Occupations that pay the lowest third of wages are expected to represent 45 percent of the job growth.** For example, ~~some of the District's fast-growing~~ **fastest growing occupations are expected to be Home Health and Personal Care Aides, which pay** ~~office support, sales, and service~~ **average** ~~sector pays an e~~ **an** annual wage of ~~\$36,000~~ **29,000**.^{xvi} For a single wage-earner, this ~~provides barely enough income~~ **would qualify them for the deepest level of subsidy** to rent a one bedroom apartment, ~~much less to~~ **with almost no chance to** purchase a condominium or single family home. Even a two-income household with such salaries would be unable to afford market-rate home ownership. As the gap widens, there may be a number of consequences. Residents may work unreasonably long hours or multiple jobs; they may double up in overcrowded apartments and houses; live in unsafe or substandard housing; or give up living in the District altogether, choosing instead to endure long commutes into the city each day. 504.3
- 504.4 The District has been working to protect the affordability of existing housing opportunities for lower income residents and to ensure that a substantial share of the housing built in the next 20 years is affordable to District residents. ~~Between 1999 and 2005, the District's housing agencies expended over \$1 billion in gross public subsidies on construction and renovation.~~ **The District's Housing Production Trust Fund is now the largest per capita source of locally dedicated funding for affordable housing of any city in the country.** An array of financial and regulatory tools and programs already are in place, some linked to federal housing programs, some created by District government, and others originating through partnerships with the private and non-profit sectors (see Table ~~5.4~~ **5.5** for a list of the major housing programs in the District). 504.4
- 504.5 The District also has been pursuing **legislative and** regulatory measures that require affordable housing in new development. **In addition to IZ, a 2013 District law requires District properties sold for residential development to**

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provide 20
to 30
percent of
the units
depending
on
proximity
to transit.
The law
targets a
range of
households
earning
from
extremely
low income
to moderate
income,
which
depend on
the tenure
of the
project. In
addition,
~~For~~ for
many years,

the city has had a policy requiring developers seeking commercial density bonuses to provide affordable housing or pay into the Housing Production Trust Fund. ~~In addition, a pending inclusionary zoning ordinance would require affordable units within future market rate residential development of 10 units or greater. The foundation for these actions was created~~

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Plans and is carried forward in this
by ~~the~~ previous Comprehensive Plan- _____ Element.
504.5

504.6 *Policy H-1.2.1: Affordable Housing Production as a Civic Priority*

Establish the production **and preservation** of **affordable** housing ~~for low~~ ~~and~~ ~~moderate income households~~ as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout **all neighborhoods of** the city. 504.6

504.7 *Policy H-1.2.2: Production Targets*

Consistent with the Comprehensive Housing Strategy, work toward a goal that **at least** one-third of the new housing built in the city over the next 20 years, **or approximately 29,000 units**, should be affordable to persons earning 80 percent or less of the area wide median **family** income ~~(AMI)~~ **(MFI)**. Newly produced affordable units should be targeted towards low-income households in proportions

3.
roughly equivalent to the proportions shown in Figure 5. ~~2~~ 504.7

504.8 *Policy H-1.2.3: Mixed Income Housing*

Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city ~~by developing~~ **by developing** **goals and tools for affordable housing, establishing a minimum percent** **affordable by planning area** ~~to avoid further concentration of poverty within~~ **that create housing options in high** ~~areas of the city that already have~~ **cost** ~~substantia~~ **areas, avoid** **further concentrations of** affordable housing, **and meet fair housing requirements.** 504.8

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Table 5.4 Major Housing Programs in the District 504.9

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Department of Housing and Community Development (DHCD)	Apartment Improvement
	Construction Assistance
	Site Acquisition Funding Initiative
	Distressed Properties Improvement
	Housing Finance for Elderly, Dependent, and Disabled
	Housing Production Trust Fund
	Affordable Housing Preservation Fund
	Inclusionary Zoning
	Low Income Housing Tax Credits
	Property Acquisition and Disposition
District of Columbia Housing Finance Agency (DCHFA)	District Opportunity to Purchase
	Tenant Opportunity to Purchase Assistance
District of Columbia Housing Authority (DCHA)	Multifamily Housing Development
	DC Open Doors Homeownership
	Housing Choice Voucher Program (Section 8)
	Local Rent Supplement Program (LRSP)
Deputy Mayor for Planning and Economic Development (DMPED)	Choice Neighborhoods (HOPE VI Program)
	Public Housing
	New Communities
District of Columbia Office of Planning	Public Land Disposition Affordability Requirements
	Affordable Housing through Planned Unit Development Cases
	Historic Homeowner Grant Program
DC Council	Rent Control
	Tax Abatement for Seniors and Low Income Housing

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Source: 2019 DC Office of Planning

MOVED

Callout Box: What is Affordable Housing? 504.10

One of the most common requests made during Comprehensive Plan public meetings was to provide a clear definition of “affordable” housing. Affordable housing is defined as housing in which occupancy is limited to households meeting special income guidelines. The price of this housing is maintained at a level below what the free market would demand using restrictive deeds,

covenants, mortgage subsidies, vouchers, or other means tied to public financing or tax credits. Generally, the cost of affordable housing is limited to 30% of a household's income (which varies according to the number of people in the household); different affordable housing programs are "benchmarked", or targeted, to specific income groups as defined by the US Department of Housing

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and Urban Development. The benchmarked incomes for the Washington Metropolitan Area in 2005 are shown in the table below. The list includes the major housing assistance programs that serve households in each group. In 2005, the area-wide median income (AMI) ^{*} for a family of four was \$89,300. The terms “extremely low”, “very low”, “low”, and “moderate” income correspond to up to 30%, 50%, 80%, and 120% of that amount, respectively.

Example: If a single mother of two earned \$7 per hour, her annual income would be \$14,560 and fall within the “extremely low income” category. If she spends 30% of her income on housing, she could afford to pay only \$364 per month on housing. Finding decent housing or any housing at this price range is a challenge in Washington.

By contrast, “market rate” housing is defined as housing with rents or sales prices that are allowed to change with market conditions, including increased demand. Some market rate housing may be affordable to moderate and some low income households. Rent controlled apartments are counted as “market rate” units because there are no occupancy restrictions. The District’s rent control law stipulates that rents on market rate apartments built prior to 1975 may rise only as fast as the Consumer Price Index (CPI).

^{**} Regional Area-wide Median Income (AMI) is used rather than DC’s median income because it is the federal government benchmark commonly used to qualify for funding subsidies.

- 504.11 *Policy H-1.2.4: Housing Affordability on Publicly Owned Sites*
Require that ~~a substantial percentage~~ **20 to 30 percent** of the housing units built on publicly owned sites ~~including~~ **disposed of for housing, or co-located with local public facilities, and** sites being transferred from federal to District jurisdiction, are reserved for **a range of household incomes including extremely-low and low-income for rental units, and very low and moderate low-income households for ownership units. Prioritize the provision of affordable housing in areas of high housing costs. Take into consideration the need for accessibility for people with disabilities.** 504.11
- 504.12 *Policy H-1.2.5: ~~e~~ ^{Workforce} **Moderate Income** Housing*
In addition to programs targeting persons of very low and extremely low incomes,

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develop
and

implement programs that meet the housing needs of teachers, fire fighters,
police officers, nurses, city workers, and others in the public service

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professions with wages insufficient to afford market-rate housing in the city.
504.12

- 504.13 *Policy H-1.2.6: ~~Non-Profit Involvement~~ Build Capacity of Non-Profit Sector*
Actively involve and coordinate with the nonprofit ~~development~~ sector, including faith-based institutions, to meet affordable housing needs, including housing construction and housing service delivery. ~~increasing their capacity to produce affordable housing~~ Enter into partnerships Partner with the non-profit sector so that public funding can be used to leverage the creation of affordable units and to expand access to housing through counseling, education, tenant rights services, and increased awareness of funding opportunities. Many religious institutions own land and the provision of affordable housing and care of the
poor is within their charitable missions. Those institutions may need technical support, but can be willing partners in providing space for affordable housing. 504.13

- 504.14 *Policy H-1.2.7: Density Bonuses for Affordable Housing*
Provide zoning incentives, such as through the Planned Unit Development ~~low-and-moderate-income~~ a process, to developers proposing to build ~~income~~ a substantial amount of affordable housing. ~~Affordable housing above and beyond any underlying requirement. The affordable housing proffered~~ shall be considered a top-priority public benefit for the purposes of granting density bonuses ~~when new development is proposed~~ , especially when the proposal expands the inclusiveness of high cost area by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the ~~Density bonuses should be granted in historic districts only when the effect of such increased density does not significantly undermine the character of the neighborhood~~ character of the neighborhood historie neighborhood . 504.14

- 504.15 *Policy H-1.2.8: DC Housing Finance Agency*
Support the activities of the District's Housing Finance Agency to finance new construction and rehabilitation of affordable rental and owner units, including vacant and abandoned units. 504.15

NEW

Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas

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Proactively plan and facilitate affordable housing opportunities and make
targeted investments that increase demographic diversity and equity across the
city. Achieve a minimum of 15 percent affordable units within each Planning Area by
2050. Provide protected classes (see H-3.2 Housing Access) with a fair

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opportunity to live in a choice of homes and neighborhoods, including their
current homes and neighborhoods.

NEW

Policy H-1.2.10 Redevelopment of Existing Subsidized and “Naturally Occurring” Affordable Housing

Encourage and incentivize build-first and one-for-one, on-site in-kind

replacement of affordable units, including larger family sized units as appropriate, and relocation and right of return plans when projects

redeveloping affordable housing seek additional density beyond that

permitted by existing zoning. Work to identify and coordinate financial assistance to ensure long-term affordability when projects meet these criteria.

NEW

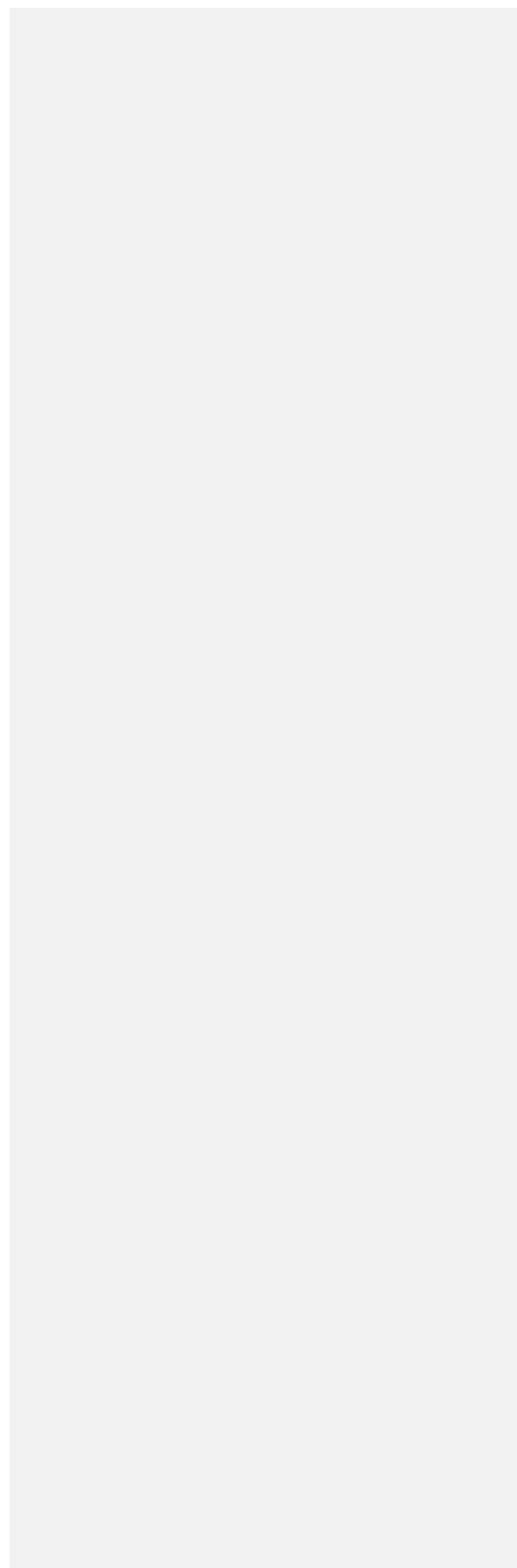
Policy H-1.2.11 Inclusive Mixed Income Neighborhoods

Support mixed income housing by encouraging affordable housing in high

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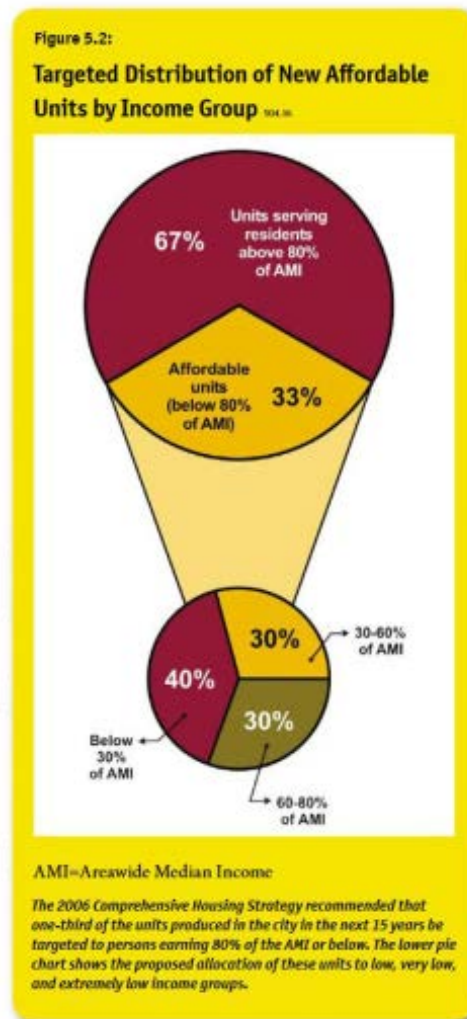
cost areas as
well as,
encouraging
market rate
housing in
among low
income
areas while
taking steps
that build in
long term
affordability
to minimize

displacement and achieve a balance of housing opportunities across the city.



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Figure 3: Targeted Distribution of New Affordable Units by Income Group
 504.16 5. Group
 504.16



The 2006

Comprehensive Housing Strategy recommended that one-third of the units produced in the city in the next 15 years be targeted to persons earning 80% of the ~~AMI~~ MFI or below. The lower pie chart shows the proposed allocation of these units to low, very low, and extremely low income groups.

504.17

Callout Box: The District's Commercial Linkage Requirement 504.17

In 1994, the District of Columbia adopted zoning provisions that linked the granting

of bonus density in commercial development projects to requirements for affordable housing. The "linkage" recognized that the demand for housing in the city was driven in part by new commercial development and rising land values.

The

District's commercial linkage requirements are codified in D.C. Official Code §§ 1-306.31 and 1-306.45. The linkage provisions are currently triggered by:

- The approval of a " discretionary and otherwise appropriate street or alley closing which results in the provision of additional ~~commercial-office space~~ " **non-residential square footage** by the Council; ~~or~~
- **The provision of habitable, non-residential penthouse space; or**
- The approval of a " discretionary and otherwise appropriate zoning density increase which results in the provision of additional ~~office-space~~ " **non-**

**residential
square
footage** by
the Zoning
Commission,
**or the Board
of Zoning
Adjustment.**

In such cases,
applicants are
required to
construct or
rehabilitate
housing that
remains
affordable to
low ~~and~~
~~moderate~~
income
households
for at least ~~20~~
40 years, or to
pay into the
District's
Housing

Production Trust Fund. If the applicant agrees to construct or rehabilitate affordable housing, the square footage of housing that must be built varies from 25 to 50 percent of the density "bonus" being granted, depending on if the housing is provided on-site or off-site, **or in a high housing cost area.** Applicants can use any of a number of tools to build the housing, such as partnerships and joint ventures. If the applicant agrees to pay into the Housing Production Trust Fund, the payment must equal at least half of the assessed value of the square footage of the density "bonus" being granted **plus the square footage of any preexisting housing demolished as a result of the non-residential development.** Additional provisions relating to the timing **and the valuation** of the improvements apply.

The linkage requirements include a number of exemptions, such as projects that are already subject to housing, retail, arts, or historic preservation requirements, projects approved prior to 1994, and projects ~~receiving density bonuses through variances~~ **located in enhanced/new neighborhood or enhanced/new multi-neighborhood centers.** The Zoning Commission ~~shall view the linkage as a required mitigation of the additional non-residential density, but~~ also has the authority to grant exemptions from this requirement based on certain findings relating to Comprehensive Plan consistency.

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- 504.18 *Action H-1.2.A: Inclusionary Zoning*
~~Adopt an Inclusionary Zoning requirement which would require the inclusion of affordable units for low income households in new residential developments of 10 units or greater, with accompanying provisions for density bonuses and long-term affordability. Apply this requirement as fairly and uniformly as possible, providing flexibility as necessary for sites where density bonuses cannot feasibly be provided.~~ **Completed – See Implementation Table** - 504.18
- 504.19 *Action H-1.2.B: Commercial Linkage Assessment*
~~Prepare an assessment of~~ **Review** the District's existing commercial linkage requirements to ~~determine~~ **improve** the effectiveness of this program and assess its impacts, advantages, and disadvantages **such as how and when linkage fees are paid.** Based on findings, adjust the linkage requirements as needed. 504.19
- 504.20 *Action H-1.2.C: New Revenue Sources*
~~Identify.~~ **Continued to identify** and tap new sources of revenue for **programs such as** the Housing Production Trust Fund (HPTF) to produce affordable housing and keep rental and owned housing affordable. These new sources ~~could include increases in~~ **should add to** the portion of the deed **and** recordation ~~tax~~ **taxes** dedicated to the HPTF, ~~increases in the recordation tax, or~~ **such as the feasibility of** earmarking of a portion of residential property tax revenue increases to the Fund. 504.20
- 504.21 *Action H-1.2.D: Land Banking*
~~Develop a strategic land acquisition program to purchase land in the District to achieve specific housing and neighborhood goals, particularly for the District's three major development entities: the National Capital Revitalization Corporation, the Anacostia Waterfront Corporation, and the DC Housing Authority.~~ **Completed**
– See Implementation Table 504.21
- 504.22 ~~LAHD~~ **Property Acquisition and Disposition Division**
Action H-1.2.E: ~~Θ~~ (PADD)
Program
Continue the District's ~~Land Acquisition for Housing Development Opportunities (LAHDO)~~ **PADD** program, which acquires property ~~(using primarily District capital budget funds)~~ and provides for long-term lease-back or low cost terms to private developers that produce ~~low-and-moderate-income~~ **affordable homeownership and** rental housing. 504.22
- 504.23 *Action H-1.2.F: Low Income Housing Tax Credits*

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Expand for-profit builders' use of Low Income Housing Tax Credits as one tool to provide new or rehabilitated affordable housing in the city. 504.23

504.24

~~Action H-1.2.G: Land Trusts~~

~~Support the formation of one or more community land trusts run by public, non-profit, or other community-based entities. The mission of the trust would be to acquire land while providing long-term leases to developers of rental and for-sale units. This approach helps ensure that the units remain affordable indefinitely.~~

Completed – See Implementation Table 504.24

504.25

~~Action H-1.2.H: Hotel Conversions~~

~~Evaluate the feasibility of requiring an affordable housing set aside in the event that transient hotels are converted to permanent housing units.~~

Obsolete – See

Implementation Table 504.25

NEW

Action H-1.2.I: Leveraging Inclusionary Zoning

Examine and propose greater Inclusionary Zoning requirements when

zoning actions permit greater density or change in use. Factors supporting a greater requirement may include high cost areas, proximity to transit

stations or high capacity surface transit corridors, and when increases in density or use changes from Production Distribution and Repair to

Residential or Mixed-Use. Consider requirements that potentially leverage financial subsidies such as Tax Exempt Bonds.

NEW

Action H-1.2.J: Establish Affordability Goals by Area Element

Establish measurable housing production goals by planning area through an

analysis of best practices, housing conditions, impediments, unit and building typology, and forecasts of need. Include a minimum percent share of 15

percent affordable housing by 2050 along with recommendations for incentives and financing tools to create affordable housing opportunities in order to meet fair housing requirements, particularly in high housing cost areas.

NEW

Action H-1.2.K: Continuum of Housing

Conduct a periodic review of private development, and Federal and local housing programs in conjunction with a needs assessment to ensure that

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programs target the applicable gaps in the supply of housing by unit and building type, location and affordability.

NEW

Action H-1.2.L: Priority of Affordable Housing Goals

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Prioritize public investment in the new construction of, or conversion to, affordable housing in planning areas with high housing costs and few affordable housing options. Consider land use, zoning, and financial incentives where the supply of affordable units is below a minimum of 15 percent of all units within each area.

505 H-1.3 Diversity of Housing Type

505.1 The ~~existing~~ housing stock in the District of Columbia ~~s~~ [†] **has** varied in size and type **over time**. As Figure 5. ~~34~~ [†] shows, **in 2000** about 44 percent of the city's housing units ~~consist of~~ **consisted** of studios and one bedroom units. **The percent small units declined to 38 percent, mostly through the loss of studios, before rebounding to 42 percent of units by 2017. In 2000, ~~s~~ ^{Unit} units with four or more bedrooms comprise just 11 percent of the total units. By 2017, this had risen slightly to just below 13 percent. Three bedroom units have declined by almost 2 percent since 2006. Of all unit types, only two-bedroom units have consistently grown in number, increasing from 24 percent in 2000 to almost 26 percent in 2017.** 505.1

505.2 ~~During the last five years~~ **Between 2011 and 2016**, more than ~~80~~ **90** percent of ~~has consisted~~ **was** multi-family housing. As this the new housing in the city ~~of~~

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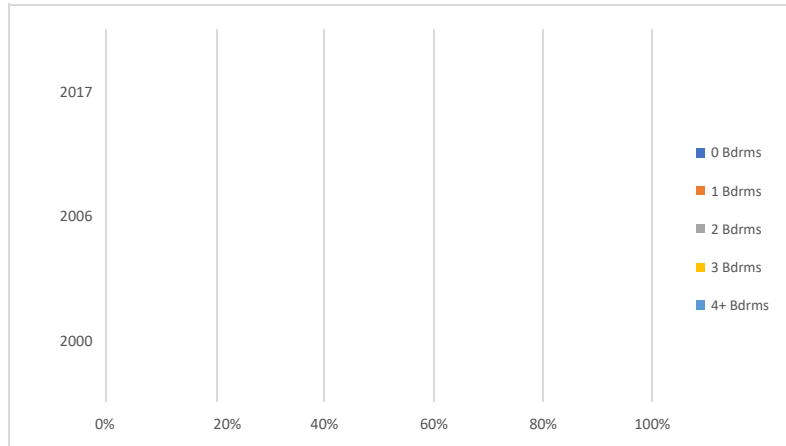
trend continues, the District faces the ~~prospect~~ possibility of a less diverse housing stock. As Table 5.1 shows, row house units represent a declining share of all housing. Therefore, the city will become more dependent on apartment buildings to provide family sized units, with a growing share of one- and

~~two bedroom multi-family units and a declining share of housing large enough for families with children. In addition to the newly built housing, the conversion of~~ The conversion of single family row houses, ~~many of which already permit a second unit,~~ into multiunit ~~flats buildings~~ may be further eroding the supply of three and four bedroom units in the city, even as subdivision of large ~~detached~~ homes may ~~be providing~~ provide housing for more ~~persons~~ families. 505.2

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Figure 4: Distribution of Housing by Number of Bedrooms in
 5. Washington,
 DC, 2000 - 2017



Source: US Census American Community Survey (ACS) 2017, DC Office of Planning

505.4

The housing needs of District residents represent a wide spectrum. Students and young professionals may seek studios, small apartments, or shared housing. Young families may seek small condominiums, townhouses, or small homes in emerging neighborhoods. Families with children may seek homes with three or four bedrooms, a yard, and perhaps a rental unit for added income. Singles and couples with no children may seek single-family homes or apartments. The older adults may seek to remain in their existing homes or downsize to smaller houses or apartments nearby, while others will want or need retirement communities, assisted living or congregate care facilities. Overall, larger units are more adaptable to changes in demand than smaller units given their ability to serve a wide range of households from individuals seeking to share housing, to young growing families, to multi-generational households. It is difficult to determine if these changing needs will compete or complement each other. As an example, will down-sizing older residents permit a natural turnover of Washington, DC's larger units to young growing families, or will there be overlap of competing interests?

NEW

Given the shortage of available land in areas with some of the highest housing costs promoting Accessory Apartments, also known as accessory



dwelling units, is one way to provide housing options for persons at all

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income levels and support the transition from older to younger households. Large homes may easily accommodate what is commonly called an “in-law suite” on the top floor or lower level, or above a garage, in place of a garage, or in a separate unit out back. An Accessory Apartment can accommodate a low or moderate-income family, a student, or a senior unable to continue to fulfill the full burdens of homeownership. The added rental income can help a younger household qualify to purchase the home.

- 505.5 An important part of growing ~~“inclusively”~~ ^{inclusively} is to develop ~~and~~ maintain, across neighborhoods and throughout the city, a diverse housing stock of all sizes and types that can fit the needs of ~~the all variety of these~~ households including growing families as well as singles, couples, and aging residents as they transition from independence to skilled nursing care. At its most extreme, market pressures may result in displacement as affordable large rental units are converted to ~~“luxury”~~ ^{upscale} condos or ~~upseale~~ apartments. More often, these pressures simply mean that families are having a harder time finding suitable housing in the city. The vacancy rate provides a good barometer of this dilemma. In ~~2004~~ ²⁰¹⁷, the vacancy rate was ~~8~~ ¹³ percent for studios and one bedroom units, but it was just ~~4.4~~ ⁸ percent for units that were ~~two~~ ^{three} bedrooms or larger.^{xvii} 505.5

- 505.6 *Policy H-1.3.1: Housing for ~~Families~~ Larger Households*
~~Provide a larger number of~~ Increase the supply of larger family sized housing units ~~for families with children~~ for both ownership and rental by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom market rate and affordable apartments across the city. The effort should focus both on affordability of the units and the unit and building design features that support families as well as the opportunity to locate near neighborhood amenities such as parks, transit, schools, retail and others . 505.6

- 505.7 *Policy H-1.3.2: Tenure Diversity*
 Encourage the production of both renter-occupied and owner-occupied housing, including housing affordable at low income-levels, throughout the city. 505.7

- 505.8 *Policy H-1.3.3: Assisted Living and Skilled Nursing*
 Promote the development of neighborhood based assisted living and skilled

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nursing facilities. Zoning and health regulations should be designed to promote an increase in supply, security, and affordability of housing for ~~the~~ elderly older adults across

neighborhoods and throughout the city. 505.8

505.9 *Policy H-1.3.4: Co-operatives and Co-housing*
Encourage cooperatives, shared housing, and co-housing (housing with private bedrooms, but shared kitchens and common areas) as a more affordable alternative to condominiums. **Explore how both housing types might support multi-generational households.** Ensure that such housing is appropriately regulated to avoid adverse effects on surrounding residences and neighborhoods. 505.9

505.10 *Policy H-1.3.5: Student Housing*
Require colleges and universities to address the housing needs of their students and promote the use of such housing by their students. 505.10

505.11 *Policy H-1.3.6: Single Room Occupancy Units*
Allow the development of single room occupancy (SRO) housing in appropriate zone districts. 505.11

Please consult Land Use Element Policy LU-2.1.7 for policies on row house conversions to multi-family units

505.12 ~~*Action H-1.3.A: Review Residential Zoning Regulations*~~
~~During the revision of the city's zoning regulations, review the residential zoning regulations, particularly the R-4 (row house) zone. Make necessary changes to preserve row houses as single family units to conserve the city's inventory of housing for larger households. As noted in the Land Use Element, this should include creating an R-4-A zone for one and two family row houses, and another zone for multi-family row house flats. **Completed – See Implementation Table**~~
505.12

NEW *Action H-1.3.B: Create tools for the Production and Retention of Larger Family Sized Units in Multi-Family Housing*
Research land use tools and techniques, including development standards, to encourage the development of residential units that meet the needs of larger families, with a focus on financing of affordable units in high cost areas.

NEW *Action H-1.3.C Technical Assistance for Condominiums and Cooperatives*
Develop technical assistance and innovative management models to assist in

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**the long term maintenance and sustainability of cooperatives
and condominiums.**

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506 H-1.4 Housing and Neighborhood Revitalization

506.1 Housing programs alone cannot create a livable, inclusive city. Part of attracting and retaining residents requires linking housing programs to efforts to ~~deconcentrate~~ **reduce** poverty, improve schools, provide quality retail, and upgrade services such as child care and job training. Renovation of schools, libraries, health centers, parks and playgrounds, sidewalks and bike lanes, and other neighborhood amenities impact a community's social opportunities and can influence housing choice. These actions will attract new supply to a wider range of under invested areas and broaden the city's affordability. Economic development initiatives can generate income and employment, which create the means to expand housing opportunities. These types of investments can help to affirmatively further fair housing choice across the city. Data on public safety, employment, income, education and other variables can help guide investment to improve housing equity and the quality of life in all District neighborhoods. 506.1

506.2 ~~Since~~ Starting in 2000, the District ~~has~~ targeted capital investments to several formerly distressed areas that showed promise for economic and social recovery. **Twelve** areas were designated as "Strategic ~~In 2002, twelve~~ Neighborhood Improvement Program" (SNIP) areas, with accompanying investments in housing, schools, streetscape, parks, and other public facilities. One of the shared characteristics of these areas was the opportunity for infill development on scattered vacant and abandoned sites. ~~Several of the SNIP areas such as Columbia Heights have already transitioned into thriving mixed income neighborhoods, while others like Ivy City are just beginning to emerge.~~ 506.2

NEW

While the SNIP program is no longer active, its focused approach provides important lessons for neighborhood revitalization. For instance, total public investment in Columbia Heights included the Metro station, investment in new and preserving existing affordable housing, five new public spaces or recreation centers, three new or totally remodeled public school facilities and targeted blight reduction. The Metro station is now the most heavily used outside of downtown. Home value appreciation since 2000 has been one of the highest in the city, and it has some of the highest market rate rents. And the Columbia Heights neighborhood is also one of the most diverse neighborhoods, where approximately 18 percent of the housing supply is subsidized affordable rental housing.

506.3 Similar efforts have been made through the

~~city's Home~~
~~Again~~ Property

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Public

Acquisition Disposition Division (PADD) program, which ~~Home Again~~ acquires and disposes of vacant properties to private and non-profit developers through a land subsidy. The program requires that 30 percent of the new units created in each bundle of properties are sold to households at or below 60 percent of the Area Median Income (see text box). 506.3

506.4 Callout box: Home Again/**Property Acquisition and Disposition** 506.4

The Home Again Initiative, **now called the Property Acquisition and Disposition**

Division (PADD) of DHCD, was launched in January 2002 with the goal of creating home ownership opportunities for persons of all incomes **and became**

PADD in 2008 ~~by restoring vacant and abandoned properties.~~ **PADD is responsible for acquiring and disposing of vacant and abandoned properties in the District, as well as stabilization of the vacant properties it owns. Initially the program** ~~The Initiative's efforts have~~ focused on nine neighborhoods with high concentrations of such properties: Columbia Heights, Ivy City/Trinidad, Near Northeast, Shaw/LeDroit Park, Rosedale, Deanwood, Marshall Heights, Anacostia, and Bellevue. **PADD is working to dispose its current inventory and as it does, it should to strategically acquire vacant buildings and land.**

~~As of Summer 2006, the program had facilitated:~~

- ~~• Rehabilitation and sale of over 400 vacant properties and lots for owner occupancy;~~
- ~~• Creation of 250 new residential units through its property awards, including 140 new affordable units; and~~

- A new redevelopment effort in Ivy City that will produce 62 new (former vacant) housing units, 60 percent of which will be affordable to persons at 60% AMI or below.

End Callout Box

506.5 Callout Box: The New Communities Initiative

New Communities (**NCD**) is ~~a promising example of~~ a city-led initiative that has the potential to reduce crime, improve neighborhood schools and health services, and create economic opportunities for public and assisted housing residents. The initiative is a partnership between DC government and the private and nonprofit sectors to produce new housing, reduce violent crime, and create a healthy environment for families in some of the city's most distressed neighborhoods.

The initiative is using **District local and capital funding sources**, tax exempt bonds, low income housing tax credits, federal funds, and private investment to

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create mixed income housing opportunities in these areas. One-for-one replacement of older publicly assisted housing units with new publicly-assisted units is required to avoid displacement and the net loss of affordable units. **In addition, the initiative attempts to use surrounding public and private parcels in order to build the replacement affordable housing first and minimize temporary displacement of residents from their neighborhood.** Market rate and workforce housing units are included in each project to cross-subsidize the affordable units and create a mix of incomes and unit types in each project.

The New Communities program seeks to advance many ~~of the city's~~ community development and housing goals such as eliminating concentrations of low income

and substandard housing and providing public housing residents with affordable replacement housing in the new community as it is redeveloped.

Planning for the first new community (~~Sursum Corda~~ **Northwest One**) ~~was initiated started~~ in 2004. ~~Over the next five years;~~ The first component completed in 2011 was the new Walker Jones Elementary School, and the first three buildings of replacement housing were completed in 2011, 2013, and 2014. A major portion of the remaining project received pre-development approvals in 2016. In the end, the Northwest One New Community Plan will replace more than 500 units of subsidized housing in this ~~troubled complex will be replaced by~~ neighborhood with a total of 1,500 units of mixed income housing.

Three additional communities (Barry Farm, Lincoln Heights/Richardson Dwellings, and Park Morton) were added and are in various stages of completion. Over the next 10 years, a total of 10 mixed-income developments will provide new community amenities such as schools, libraries and recreation centers in each neighborhood. When completed, the four projects within the New Communities Initiative will upgrade 1,500 subsidized affordable units within larger mixed-income communities totaling 5,000-6,000 new units.

End Callout Box

- 506.6 On a much larger scale, the DC Housing Authority has rebuilt entire communities through the federal HOPE VI program, which is now called the Choice Neighborhoods program, replacing deteriorating public housing projects like the Frederick Douglass and Stanton Dwellings with new mixed income neighborhoods like Henson Ridge. More recent sites within the Choice Neighborhoods include Kenilworth/Parkside, which received local planning

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approval in 2016. Similar efforts have been proposed through the New Communities Initiative. (see text box). Federal funding is decreasing, not only for these revitalization efforts, but for routine maintenance of public housing as well. This creates an increasingly difficult challenge for public housing's ability to meet the needs of the District's lowest income households. 506.6

- 506.7 *Policy H-1.4.1: Restoration of Vacant Housing*
Target neighborhoods with concentrations of blighted/abandoned buildings and ~~Make~~ make the restoration of vacant housing units a major government priority. Where restoration receives public funding, ensure that a substantial share of the renovated units is made available to ~~persons of~~ households earning very-low ~~d~~ or moderate income and those with disabilities. 506.7
- 506.8 *Policy H-1.4.2: Opportunities for Upward Mobility*
 Provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility. Specifically explore mechanisms for residents of District-owned and District-assisted housing to ~~purchase their residences~~ become homeowners. At the same time, work to replace units purchased with new District-owned and District-assisted housing stock. 506.8
- 506.9 *Policy H-1.4.3: Focusing Housing Investments*
 Direct housing improvement funds to neighborhoods with the greatest potential for sustained improvement, based on demographics, market forces, equity considerations, the presence of neighborhood partners and anchor institutions, and similar factors. 506.9
- 506.10 *Policy H-1.4.4: Public Housing Renovation*
Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform distressed public and assisted housing projects ~~to create into e~~ equitable mixed-income neighborhoods, ~~providing~~ Minimize displacement and resident moves, and ensure one-for-one replacement within the District of Columbia of any public housing units that are removed, and observe build-first principles where feasible. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10
- 506.11 *Policy H-1.4.5: Scattered Site Acquisition*
 Encourage the acquisition of individual properties on scattered sites for use as affordable housing in order to de-concentrate poverty, provide more

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opportunities to low income persons to attend longstanding high-performing

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schools in their neighborhoods, and promote the integration of low income households into the community at large. 506.11

- 506.12 *Policy H-1.4.6: Whole Neighborhood Approach*
Ensure that the **planning for, and new** construction of housing is accompanied by _____ concurrent **planning and** programs to improve neighborhood services, schools, job training, child care, **food access**, parks, **community gardens and open spaces**, health care facilities, police and fire facilities, transportation, **libraries**, and _____ emergency response capacity. 506.12
- 506.13 *Action H-1.4.A: Renovation and Rehabilitation of Public Housing*
Continue federal and local programs to rehabilitate and rebuild the District's public housing units, including but not limited to the ~~HOPE VI~~ **Choice Neighborhood** program, **Rental Assistance Demonstration (RAD) program**, capital and modernization programs, the Community Development Block Grant program, and the District-sponsored New Communities program. 506.13
- 506.14 *Action H-1.4.B: Home Again Initiative-Property Acquisition and Disposition*
the Property Acquisition and Disposition Division
Continue support for ~~the Home Again Initiative,~~ _____ and **Disposition Division**, as a strategy for reducing neighborhood blight, restoring an important part of the city's historic fabric, and providing mixed income housing in neighborhoods with relatively high concentrations of vacant or abandoned residential properties. 506.14
- 506.15 *Action H-1.4.C: DCHA Improvements*
Continue ~~the positive momentum toward~~ improving the District's **existing** public housing **and Housing Choice Voucher and Local Rent Supplement Programs** ~~program~~ **s**, including the **use of sub-market rents to increase use of vouchers in high cost neighborhoods, the RAD program, and** effective training of public housing residents in home maintenance skills. In addition, residents should be involved in management and maintenance and the effective renovation, inspection, and re-occupancy of vacant units. 506.15
- 506.16 *Action H-1.4.D: Tax Abatement*
Consider geographically targeted tax abatements **and other financial incentives**

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to encourage
market rate
housing
with
affordable
housing that
exceed
minimum

Inclusionary Zoning standards ~~development~~ in areas where housing must compete with office space for land, similar to the former Downtown Tax Abatement Program. Abatements should consider the potential created by the

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conversion of existing office to residential. The potential costs and benefits of tax abatements must be thoroughly analyzed as such programs are considered.
506.16

- 506.17 *Action H-1.4.E: Additional Public Housing*
Support ~~efforts~~ **by** the DC Housing Authority's **planning goals** ~~to use its authority to create 1,000 additional units of~~ **for its public housing units by studying the need for additional units and developing strategies to meet the needs of existing units.** Use ~~subsidized subsidies by funding~~ from the US Department of Housing and Urban Development under the public housing Annual Contributions Contract (ACC), **RAD, and other sources.** ~~This action is contingent on the availability of funds for a local rent subsidy to cover the annual operating costs for the new units.~~ 506.17

NEW *Action H-1.4.F: Non-Housing Investment in Areas of Concentrated Poverty*
Make non-housing neighborhood economic and community development investments, along with the preservation of existing subsidized affordable housing in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP as defined by HUD) to improve the neighborhood amenities and attract private sector investment to expand housing supply.

NEW *Action H-1.4.G: Co-Location of Housing with Public Facilities*
As part of Facility Master Plans and the Capital Improvement Program conduct a review of and maximize any opportunities to co-locate affordable mixed-income multi-family housing when there is a proposal for a new or substantially upgraded local public facility, particularly in high cost areas.

507 H-1.5 Reducing Barriers to Production

507.1 The development of housing may be hampered by both governmental and non-governmental constraints. Governmental constraints include lengthy delays in permit processing and plan approval, insufficient coordination among agencies and utilities, zoning regulations which may not reflect contemporary housing

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trends, and
even
prohibitions
on certain
types of
housing.
Non-

governmental constraints include the high cost of land and rising interest rates. Although much progress has been made ~~in the last five years~~, serious barriers still exist. Fear of these barriers, ~~and their cost, keeps~~ **keep** some developers from undertaking projects in the city at all, **and keep some homeowners from registering their basement units or other rental uses of their property.** 507.1

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- 507.2 *Policy H-1.5.1: Land and Building Regulations*
~~Ensure that the~~ **The** District's land regulations, including its housing and building codes, its zoning regulations, its construction standards, and its permitting fees, ~~enabl~~
~~e~~ **should not prevent** the production of housing for all income groups. Avoid regulations which make it prohibitively expensive or difficult to construct housing. 507.2
- 507.3 *Policy H-1.5.2: Permitting Procedures*
Minimize the cost and time associated with development processing, while still addressing community and environmental concerns. Explore measures to improve the permitting process, provided that such measures are consistent with other provisions of the Comprehensive Plan. 507.3
- 507.4 *Policy H-1.5.3: Modular Construction*
Ensure that the District's building and housing codes permit the appropriate use of modular and manufactured construction techniques, and other construction methods which may reduce housing costs without compromising **building or** design quality. 507.4
- 507.5 *Policy H-1.5.4: Financial Incentives*
Consider tax incentives, reduced permitting and infrastructure fees, underwriting land costs, and other financial measures to reduce the cost of affordable housing construction. 507.5
- 507.6 ~~*Action H-1.5.A: Administrative Improvements*~~
~~Undertake the administrative changes outlined by the 2006 Comprehensive Housing Strategy to streamline the production and preservation of assisted and mixed income housing. [These changes include the designation of a "chief of housing" to coordinate, facilitate, enable and implement city housing policy, including the policies of independent city housing and public development agencies.~~
† **Completed – See Implementation Table**507.6
- 507.7 ~~*Action H-1.5.B: Changes to the Zoning Regulations*~~
~~Explore changes which would facilitate development of accessory apartments (also called "granny flats" or in-law units), English basements, and single room occupancy housing units. Any changes to existing regulations should be structured to ensure minimal impacts on surrounding uses and neighborhoods.~~
Completed – See Implementation Table 507.7
- 507.8 *Action H-1.5.C: Smart Housing Codes*

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Update and modernize the DC Housing Code to reflect the current trend toward “smart” housing codes, which are structured to encourage building rehabilitation and reuse of housing units built before modern building codes were enacted.
507.8

507.9

Action H-1.5.D: Data Management

Maintain electronic inventories on existing housing and potential development sites for the benefit of residents, developers, and policy makers. This information should be used to track housing development and ~~should be used to~~ promote better-informed choices regarding public investment and affordable housing development. 507.9

NEW

Action H-1.5.E: Reducing Cost of Public Financing

Coordinate and better leverage the resources of District’s housing agencies to reduce the cost of financing through the use of technology to expedite the processing and distribution of affordable housing funds, track and monitor applications for such funds, and improve operating procedures for District financing of affordable housing and housing services.

NEW

Action H-1.5.F: Support of Accessory Apartments

Study whether recent zoning changes are sufficient to facilitate creation of accessory apartments, or whether barriers to their creation still exist, and remove unnecessary obstacles to their creation. Investigate the benefits of financially supporting accessory apartments units, and design a pilot program to increase the number of affordable housing units through accessory apartments units.

NEW

Action H-1.5.G: Remove Regulatory Obstacles

Continue to identify and review regulatory impediments to the production of market rate and affordable housing. Remove unnecessary and burdensome regulations, and propose more efficient and effective alternatives for achieving important policy and regulatory goals.

NEW

H-1.6 Sustainability and Resilience

NEW

Policies to promote resilient housing specifically address housing that can withstand potential physical shocks from major hazards and stresses. Energy

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and water
efficiency
reduces
household
expenses
and
deepens
housing

affordability for District residents. Inclusive housing enhances the
community's ability to respond as one to chronic stresses and unanticipated

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shocks. Combined resilient and inclusive housing provides residents the

financial capacity and social networks to absorb, recover from, and overcome

these current and future challenges facing the District.

NEW

While Washington, DC continues to incorporate the latest, best practices into

its building codes, there are additional opportunities to promote more

sustainable and resilient housing. New construction and design techniques can reduce greenhouse gas emissions and protect occupants from any

harmful effects of future climate conditions or potential floods that will occur during the expected useful life of built structures. As important as building

resilience into new housing, the District must also consider ways to

strengthen resilience and increase the adaptive capacity of its older

residential building stock, including in historic districts, as most housing in Washington, DC was constructed prior to modern codes and thus may be less

energy-efficient and more vulnerable to shocks and stresses.

NEW

The benefits of creating safer and more sustainable housing for all residents

go beyond reducing the risk to life and property from shocks or stresses. It decreases demands on emergency response, such as allowing people to shelter-in-place versus evacuating Washington, DC or going to public shelters

during disaster events. It also decreases the potential disruptive impacts on vital services, commerce, and the economy by reducing the number of people in the workforce who will end up being displaced following such events.

NEW

Transit Oriented Development (TOD) fosters sustainability and resilience.

Concentrated residential housing combined with a mix of others uses around

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metro
stations and
high capacity
surface
transit
corridors
reduces
District
residents'
reliance on
automobiles
thereby
reducing
greenhouse
gas
emissions. It
is also
proven to
reduce a
household's
combined
cost of
housing and

transportation. This can free disposable income to increase the rate at which households save for future needs. Affordable housing near public transit can ensure that low-income households also receive these benefits. A 2011 study conducted for the District by the Center for Neighborhood Technology found that on average District households spent 26 percent less on transportation than the rest of the metropolitan area. The reduction in transportation costs provides greater affordability for the typical household living in the District than one living farther out where housing is less expensive but more dependent on automobiles. Finally, housing in pedestrian friendly, transit rich environments proved to be more resilient to the price fluctuations caused by the foreclosure financial crisis. This protected

homeowner equity from significant damage.

NEW

Policy H-1.6.1 Resilient and Climate-Adaptive Housing

Incorporate current best practices for resilient, climate-adaptive design in the adoption and enforcement of the District's building and housing construction codes. Base the codes on projected future climate and/or natural hazard conditions for the District informed by the best available data.

NEW

Policy H-1.6.2 Rehabilitation of Vulnerable Housing

Improve the structural resilience of existing housing units that are at-risk from natural hazards through the promotion of mitigation techniques such as building upgrades and elevating electrical or mechanical equipment above design flood elevations.

NEW

Policy H-1.6.3: Permanent Post-Disaster Housing

Support households affected by large-scale disasters in returning to safe, suitable, and affordable housing promptly through technical assistance and clear and comprehensive reconstruction guidelines. Include special emphasis on rebuilding homes in locations and according to standards that make them more resilient to future shocks and stresses.

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Policy

H- 2.2.4 1.6.4: ~~Energy~~ Retrofits for Sustainability

Use low interest loans and other incentives to encourage retrofits that improve ~~Encourage~~ energy efficiency, ~~retrofits that~~ reduce water use, and home heating and cooling costs, thereby reducing energy use, and greenhouse gas emissions, and monthly housing expenditures. 510.6

NEW

Policy H-1.6.5: Net-Zero, Energy Efficient Housing

Encourage new housing units in the District to be net-zero energy and water efficient.

Please consult the Land Use, Transportation and Environment Element for additional policies and actions on sustainability, resilience and transit oriented development.

508

H-2 Housing ~~Conservation~~ Preservation: Retaining Our Housing ~~Stock~~ Opportunities

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508.1 Preservation of housing in the District-especially affordable housing-is perhaps an even higher priority than increasing housing supply. This section focuses on two

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aspects of housing conservation: (1) retaining affordable housing units specifically and (2) retaining existing housing stock generally. 508.1

508.2

The affordability of the District has been ~~losing affordable~~ ~~housing~~ ~~declining~~ ~~rapidly~~ over the past five years, even though funding for affordable units has increased. This has been due to a combination of both ~~through~~ the expiration of federal subsidies and ~~through~~ rising market rents and sales prices. ~~In 2005, the DC Fiscal Policy Institute indicated that rising rents alone caused a loss of 7,500 units with rent levels under \$500 a month between 2000 and 2004~~ Between 2006 and 2017 the number of rental units affordable to households earning less than 60 percent of the MFI decreased by close to 18,300 units. Table 5.5 also shows that the number of rental units affordable to those earning more than 60 percent increased by approximately 44,800. Over the same period, the ~~number~~ ~~of~~ ~~median sales prices~~ of homes ~~valued at or below \$150,000 decreased by 9,400~~ rose almost 7.3 percent per year while condominiums rose 2.8 percent per year. Between ~~2000~~ 2006 and ~~2005~~ 2017, the area's ~~annual median~~ ~~income~~ ~~MFI~~ rose by an average compounded rate of ~~1.25~~ less than 1.8 percent a year, ~~while housing prices rose at an average compounded rate of 14.4 percent a year~~.

These changes have been especially hard on the District's poorest residents, particularly elderly renters and those on fixed incomes. 508.2

NEW

Table 5.5 Change in Supply of Rental Units by Affordability: 2006 - 2017

	Units Affordable to Households Earning		Total Units
	Less than 60% MFI	More than 60% MFI	
2006	87,400	44,600	132,000
2017	69,113	89,365	158,478
Change	(18,287)	44,765	26,478

Source: US Census ACS PUMS, DC Office of Planning

508.3

An important part of housing preservation is the maintenance and modernization

~~upkeep~~ ~~of~~ of the existing housing stock and its components, such as its heating and air conditioning systems. ~~half~~ ~~More than~~ Almost 62 percent of the housing units in the city are in buildings over 55 years old, and many are over 100 years

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old. The rise in home prices has been accompanied by a rise in building material and labor costs, making it expensive for many owners to care for their properties. In some parts of the city, lack of maintenance by absentee landlords may threaten the longevity of the housing stock

and negatively affect neighborhood character.

Maintenance and energy upgrades ~~This~~ will continue to be an issue in the

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future as the existing housing stock grows older and construction, utility, and maintenance costs grow higher. 508.3

509 H-2.1 Preservation of Affordable Housing

509.1 ~~In 2006, the Comprehensive Housing Strategy~~ *The Homes for an Inclusive City* Task Force ~~report~~ ~~concluded~~ stated that there were roughly 30,000 affordable and inexpensive market rate housing units throughout the District of Columbia that were at risk of being lost. This is more than 10 percent of the city's housing stock, and it shelters many of the city's most vulnerable residents. To avoid displacement, the District will need to channel a greater share of the revenues being created by the strong housing market into new programs that preserve affordable units. This must be a priority in the city's most affluent areas as well as its poorest areas—indeed, preserving affordable units in affluent neighborhoods is especially important given the high cost of producing new units. 509.1

509.2 Many of the units that are at risk currently receive their funding through the federal Section 8 program. The program was initiated in 1974 and placed 20- to 40-year affordability contracts on apartment buildings. Thousands of these contracts are now expiring, with many of the units being converted to market rate rentals. Similarly, Tax Credit affordable housing projects, which largely started in the 1990's, are now expiring after 30 years of affordability requirements. ~~In fact, half of the current project-based Section 8 dwellings are due to expire between 2005 and 2009.~~ The Preservation Strike Force Report estimated that between 2016 and 2020, expiring subsidies will place approximately 13,700 units at risk. Many are located in gentrifying neighborhoods, and there are few incentives to building owners to keep them affordable. 509.2

NEW

Callout Box: Public private Affordable Housing Preservation Fund

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The Public Private Affordable Housing Preservation Fund proposed by the Preservation Strike Force and created in Fiscal Year 2017 is one important step to ensure the District does not lose expiring affordable housing. The innovative fund mixes both public and private dollars to provide rapid bridge acquisition and predevelopment financing. Capitalized in 2017 with \$10 million of public financing, with initial capital of \$30 million from private partners, the Fund could leverage a total of \$80 million toward the preservation of expiring affordable housing.

End Callout Box

509.3 **By 2006, the District had experienced** ~~Coupled with~~ the loss of Section 8 units ~~has been as well as~~ the demolition of 3,000 public housing units to make way for mixed income projects at East Capitol Gateway, Ellen Wilson, Henson Ridge, Wheeler Creek, and Arthur Capper Carrollsburg. Among these, only Ellen Wilson and Capper Carrollsburg included “one for one” replacement units for each subsidized unit removed. 509.3

NEW

Callout Box: What is Displacement?

NEW

Displacement is an issue that many residents and policymakers are concerned about and is a critical challenge when attempting to achieve an equitable city. But it is also not a clearly defined term. It often relates to
observation of neighborhood change at a high level, as well as situations in which a household is forced to move from their residence at the individual
level. For purposes of clarifying processes and use for the Comprehensive
Plan, there are three forms of displacement: physical displacement as
households must move when the properties they occupy are redeveloped; economic displacement as housing cost increases in the neighborhood force the household to find other housing options; and cultural displacement as
residents lose a sense of belonging or shared identity in their neighborhood
due to neighborhood change or growth. While these may relate, they each have different planning
responses.

How Displacement Affects Washington, DC

NEW

The loss of naturally occurring affordable housing units illustrated in Table
5.5 along with the decline of lower income, primarily black, households discussed in the Framework Element indicate Washington, DC
has
experienced significant displacement in many neighborhoods and across the
city. National-level studies suggest that, by some measures, the District is the
US city most impacted by both the increasing demand for housing from higher-income households and the decline in the number of lower income
households.

NEW

Between 2006 and 2017, Washington, DC experienced a decline of more than

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**15,600 households earning between 30 and 80 percent of the MFI;
9,250
households were homeowners and 6,350 were rental households. Capitol Hill
and other NE neighborhoods experienced the greatest decline with a decrease
of 5,950 households earning between 30 and 80 percent of the MFI. During**

this time the data suggests there was a modest increase of extremely low-income households citywide; most moved East of the River and to Upper NW / NE where many have ended up paying more than 50 percent of their income on housing.

Addressing Displacement in Washington,
DC

NEW

Washington, DC has one of the strongest set of anti-displacement programs

in the country, which includes rent control, eviction protection, Tenants' Opportunity to Purchase Act, District Opportunity to Purchase Act, locally

subsidized rents, tax assessment caps, and finally tax credits for low income

and older homeowners.

NEW

Yet, protecting vulnerable citizens from the forces that lead to displacement

clearly continues to be one of the greatest challenges to growing an equitable and inclusive city. Residents affected by physical displacement are relatively small on an annual basis and can be provided assistance more easily than the significantly larger number and range of households facing economic

displacement from rising housing costs caused mainly by a lack of supply.

Minimizing the impacts of physical and economic displacement requires

balancing the cost-effective approach of preserving mixed-income housing in some locations and expanding housing supply in others through new

construction and redevelopment. Achieving such balance will require a greater understanding of neighborhood submarkets, a more sophisticated

approach to the allocation of funding, and difficult discussions among

community stakeholders regarding approaches to increasing density.

Addressing the broader economic displacement goes well beyond the responsibility of any single development. It is incumbent upon the District to strengthen existing policies and develop new ones to counteract and mitigate physical and economic displacement.

NEW

The decline in number of low-income homeowners, who are more insulated from rising housing costs, is an indication of cultural displacement. Older lower income households face many life changes or may pass their property on to heirs, leading to a natural turnover in residents and new faces in the neighborhood. Those who stay experience the loss of long-term friends,

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neighbors and local businesses, and often are confronted by the ever-
increasing lure from the economic gain of selling. Confronting this form of displacement will require greater neighbor-to-neighbor and broader civic engagement. Housing policy can serve to retain vulnerable residents, but minimizing the impact of cultural displacement means maintaining

community cultural institutions and businesses, creating civic spaces and events that cross-cultural divides and balancing different needs. The efforts must invite all to participate, interact, and grow a common experience and identity. Focusing efforts in this direction as discussed in other elements of the Comprehensive Plan, along with policies of the Housing Element, will help ensure that as our neighborhoods change and evolve, our neighbors continue to see that there is a place for them in their community and to share in the benefits of living in Washington DC.

NEW

Displacement is a citywide issue and all residents have a stake in addressing it, as it affects all – both current and future residents. Policies in the Comprehensive Plan, along with the District’s housing programs and initiatives, will bolster the manner in which all forms of displacement are addressed.

NEW

In addition to policies contained in the Housing Element, see also the Arts and Culture Element and the Equity Crosswalk for policies and actions that address cultural displacement.

End Callout Box

509.4

Looking to the future, the city will need to strengthen existing and add new programs to preserve its affordable stock, particularly its subsidized rental units. Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home. Low income renters are already more likely to pay more than half of their incomes on housing than any other group. In 2006, A a proposal for a District-sponsored rent subsidy program (similar to Section 8) called the Local Rent Subsidy Program was implemented ~~has been included in the city’s Comprehensive Housing Strategy~~ to offset the expiring federal subsidies and help other households who are cost-burdened. The proposal ~~calls~~ called for direct rental assistance to 14,600 extremely low income renters. The program has been expanded over the past several years from 2,800 households to over 5,700 and a total cost of \$100 million per year. 509.4

NEW Callout Box: Principles for the Redevelopment of Existing Affordable Housing

NEW

Many of Washington, DC’s affordable housing developments are aging past their functional lives. This means that not only are the affordability controls expiring, but the structures and systems are sometimes in a state of disrepair,

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inefficient, and without modern amenities. In addition, the neighborhoods, the surrounding land uses, and the needs of the city have changed. As the cost of housing rises, the need for dedicated affordable units becomes even greater. For these reasons, redevelopment of expiring affordable housing should use several strategies critical to Washington, DC's growth as an inclusive city, such as:

- Increase the capacity of housing overall, including both market rate and affordable units;
- Advance mixed income neighborhoods with both market rate and affordable housing;
- One-for-one replacement of affordable units;
- Provide family-sized housing, including multi-generation families;
- Build affordable units first to minimize displacement and maximize the return of residents to their community;
- Include tenants' rights of return and comprehensive relocation plans for tenants prior to the redevelopment.

NEW

Many of these strategies will be difficult to achieve, and some may not be appropriate for an individual redevelopment, but the redevelopment of existing affordable housing should strive to employ as many of these strategies as possible. Critical to achieving the goal of inclusivity and the strategies above are the availability and certainty of the land use and financial incentives necessary to make the projects feasible.

End Callout Box

509.5

Policy H-2.1.1: Protecting Affordable Rental Housing

Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units **with an emphasis on preserving affordable units in high cost or rapidly changing neighborhoods where the opportunity for new affordable units is limited.** 509.5

509.6

Policy H-2.1.2: Expiring Federal Subsidies

Preserve **100 percent of** expiring subsidies for affordable housing units,

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particularly those in Section 8-based projects, and projects funded with Low Income Housing Tax Credits and Tax Exempt Bonds, wherever possible. 509.6

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- 509.7 *Policy H-2.1.3: Avoiding Displacement*
Maintain programs to minimize displacement resulting from the ~~conversion or renovation of affordable rental housing to more costly forms of housing~~ loss of rental housing units due to demolition or conversion, and the financial hardships created by rising rents on tenants. ~~These programs should include~~ Employ the Tenant and/or the District Opportunity to Purchase Acts (TOPA and DOPA respectively) and other financial tools such as the HPTF and the Preservation Fund. In addition, provide technical, and counseling assistance to lower income households and ~~the strengthening of~~ strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 509.7
- 509.8 *Policy H-2.1.4: Conversion of At-Risk Rentals to Affordable Units*
Support efforts to purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums, in order to retain the units as affordable. Consider a variety of programs to own and manage these units, such as land banks, DOPA, TOPA and sale to non-profit housing organizations. 509.8
- 509.9 *Policy H-2.1.5: Long-Term Affordability Restrictions*
Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by ~~federal~~ programs program requirements, affordable units should remain affordable for ~~the life of the building~~ as long as possible and align with the length and magnitude of the subsidy. For land disposition and affordable housing tied to zoning relief, affordability should last for the life of the building. with equity and asset build up opportunities provided for ownership units. 509.9
- 509.10 *Policy H-2.1.6: Rent Control*
Maintain rent control as a tool for moderating the affordability of older rental ~~elder~~ older properties and protecting long-term residents, especially ~~the y~~ adults, low-income households, and those with disabilities. In considering ~~future~~ refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness and affordability without discouraging maintenance and preservation of rental housing units. 509.10
- 509.11 *Policy H-2.1.7: Direct Rental Assistance*

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Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter **and/or rapid rehousing**. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11

Policy H-2.1.8: Redevelopment of Affordable Housing

NEW

As affordable housing reaches the end of its functional life, support the redevelopment of the site to the greatest extent feasible in line with the District's goals and strategies regarding equity and inclusion.

509.12

Action H-2.1.A: Rehabilitation Grants

~~Develop~~ **Maintain** a rehabilitation grant program for owners of small apartment buildings, linking the grants to income limits for future tenants. Such programs have been successful in preserving housing affordability ~~in Montgomery County and in many other jurisdictions around the country.~~ . 509.12

509.13

Action H-2.1.B: Local Rent Subsidy

~~Implement Expand the a local rent subsidy program~~ **Local Rent Subsidy Program for both tenant and new project based support** targeted toward ~~newly-created~~ public **and private held extremely low-income** housing ~~units; newly-created extremely low income housing units; and newly-created units of~~ housing for formerly homeless individuals and families. 509.13

509.14

*Action H-2.1.C: Purchase of Expiring ~~Section 8 Projects~~ **Subsidized Housing and 'Naturally Occurring' Affordable Housing***

~~Consider legislation that would give the District the right to purchase assisted, multi-family properties (and to maintain operating subsidies) where contracts are being terminated by HUD or where owners are choosing to opt out of contracts.~~ **Implement and use DOPA (District Opportunity to Purchase Act) to acquire, preserve and dedicate new affordable housing through a process of transferring ownership to pre-qualified developers that will maintain the properties with long term affordability requirements.** 509.14

509.15

Action H-2.1.D: Tax Abatement for Project-Based Section 8 Units

~~Implement the program enacted in 2002 that abates the increment in real property~~

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taxes for project-based Section 8 facilities. Consider extending the abatement to provide full property tax relief as an incentive to preserve these units as affordable. ~~Completed~~ See Implementation Table 509.15

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- 509.16 *Action H-2.1.E: Affordable Set-Asides in Condo Conversions*
Implement a requirement that 20 percent of the units in all condo conversions be earmarked for qualifying low and moderate income households. The requirement should ensure that at least some affordability is retained when rental units are converted to condominiums. In addition, require condominium maintenance fees to be set proportionally to the unit price so as not to make otherwise affordable units out-of-reach due to high fees. 509.16
- 509.17 *Action H-2.1.F: Housing Registry*
~~Develop~~ **Maintain** a registry of affordable **and/or accessible** housing units in the District and a program to match these units with qualifying low income households. 509.17
- NEW *Action H-2.1.G: Affordable Housing Preservation Unit*
Establish and maintain a division within District government to systematically and proactively work with tenants, owners of affordable housing, investors, their representatives, and others associated with real estate and housing advocacy in Washington, DC to establish relationships and gather intelligence to preserve affordable housing and expand future opportunities by converting “naturally affordable” unassisted units to long-term dedicated affordable housing.
- NEW *Action H-2.1.H: Expand Acquisition Funding for Preservation*
Continue funding for Public-Private Partnerships to facilitate acquisition and early investments to leverage greater amounts of private capital for the preservation affordable housing.
- PASTED *Action ~~H-3.1.G~~ -2.1.I: Improve Tenant Opportunity to Purchase Program*
Improve the preservation of affordable housing through TOPA (Tenant Opportunity to Purchase Act) and TOPA exemptions by providing financial incentives to TOPA transactions, including predevelopment work, legal services, third party reports, and acquisition bridge financing. The effort should include tracking mechanisms to collect accurate program data and evaluate outcomes for further improvement in the program. 512.12

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NEW

Action H-2.1.J: Tracking Displacement

Track neighborhood change, development and housing costs to identify areas

of Washington DC that are experiencing, or likely to experience,

displacement pressures. Use the information to improve program

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performance and targeting of resources to minimize displacement and help residents stay in their neighborhood.

510 H-2.2 Housing Conservation and Maintenance

510.1 Despite the advancing age of the District's building stock, most of the city's housing is in good condition. The number of vacant and abandoned units has **continued to decline since 2006**, and ~~declined sharply in the past five years~~ there has been reinvestment in the housing stock in all parts of the city. There are still threats, however. "Demolition by neglect" remains an issue in some neighborhoods, while other neighborhoods face the risk of housing being converted to nonresidential uses such as medical offices and non-profits. The long-term conservation of housing requires policies and actions that promote housing rehabilitation, upkeep, and modernization—while discouraging conversion to non-residential uses. 510.1

510.2 As noted above, housing conservation programs are particularly important for the District's ~~seniors~~ **older adults** (residents ~~65~~ **60** years old and above), many of whom are on fixed incomes. ~~Seniors~~ Older adults make up ~~12~~ **11** percent of the city's population, but they represent ~~nearly~~ **over 30** ~~27~~ percent of its homeowners. ~~This suggests~~ low interest loans, grants, ~~These older adults may~~ **a need for** tax credits, **income from home sharing arrangements and accessory apartments,** and other programs **and arrangements** that reduce the financial burden of home ownership ~~on low income, elderly District residents~~. **Similar efforts are needed to assist extremely low income households. Their housing units are often overcrowded and have structural problems and code compliance issues that affect their habitability.** 510.2

510.3 *Policy H-2.2.1: Housing Conversion*
Discourage the conversion of viable, quality housing units to nonresidential uses such as offices and hotels **through zoning regulations.** ~~Ensure that zoning regulations provide sufficient protection to avoid the loss of housing in this manner~~
- 510.3

510.4 *Policy H-2.2.2: Housing Maintenance*
Support voluntary, philanthropic, non-profit, private, and ~~City~~ **District-**sponsored programs that assist ~~District~~ residents in the upkeep of their homes and properties,

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particularly programs that provide low interest loans and grants for low income
_____residents **and elderly, older** homeowners, **and people**
living with disabilities. 510.4

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- 510.5 *Policy H-2.2.3: Tax Relief*
Maintain and simplify tax relief measures for homeowners, especially ~~seniors~~
~~older adults and those with low~~
~~income~~ homeowners and low-income senior
~~homeowners~~ faced with rising assessments and property taxes by using common
income definitions and progressive relief according to need. These measures
should reduce the pressure on long term residents, especially low income
owners, to sell their homes and move out of the District. 510.5
- MOVED** *Policy H-2.2.4: Energy*
Retrofits
~~Encourage energy efficiency, retrofits that reduce water use, and home~~
~~heating~~
~~and cooling costs, thereby reducing monthly housing expenditures.~~ 510.6
- NEW** *Policy H-2.2.4: Healthy Homes*
Implement programs to reduce and mitigate potential health hazards in
older
homes, such as lead pipes, mold, and carbon monoxide. Programs to
encourage the environmental sustainability of the housing stock
and
residential construction are also encouraged.
- 510.7 *Action H-2.2.A: Housing Code Enforcement*
Improve the enforcement of housing codes to prevent deteriorated, unsafe, and
unhealthy housing conditions, especially in areas of the city with persistent code
enforcement problems. Ensure that information on tenant rights, such as how to
obtain inspections, contest petitions for substantial rehabilitation, purchase multi-
family buildings, and vote in conversion elections, is provided to tenants. 510.7
- 510.8 *Action H-2.2.B: Sale of Persistent Problem Properties*
Address persistent tax and housing code violations through negotiated sales of
problem properties, by putting properties in receivership, foreclosing on tax-
delinquent properties, enforcing higher tax rates on vacant and blighted
property, and through tenants' rights education, including use of TOPA.
Wherever possible, identify alternative housing resources for persons who are
displaced by major code enforcement activities. 510.8
- 510.9 *Action H-2.2.C: Low Income Homeowner Tax Credit*
~~Implement the ordinance passed by the District in 2002 to provide tax credits for~~
~~long term, low income homeowners.~~ Completed – See Implementation Table
510.9

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*See the
Historic
Preservation
Element for
additional
policies on*

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homeowner tax credits

- 510.10 *Action H-2.2.D: Tax Relief*
Review existing tax relief programs for District homeowners and consider changes to **unify and simplify programs to** help low- and moderate-income households address rising property assessments. **Consider using the Median Family Income (MFI) as standard for establishing need and eligibility.**
510.10
- 510.11 *Action H-2.2.E: Program Assistance for Low and Moderate Income Owners*
Continue to offer comprehensive home maintenance and repair programs for low and moderate income owners and renters of single family homes. These programs should include counseling and technical assistance, as well as zero interest and deferred interest loans and direct financial assistance. 510.11
- 511 H-3 Home Ownership and Access
- 511.1 Home ownership gives individuals a stake in the community and a chance to share in its growing prosperity. It can help foster civic pride and engagement, improve family stability, and enhance support for local schools and services. Importantly, home ownership provides a long term asset to build long-term personal wealth. **Affordable homeownership programs provide families the benefits of value appreciation of their homes, one of the most important tangential benefits of owning instead of renting.** For these reasons, the District has had a long standing policy of helping its residents become homeowners, and promoting the construction of new owner-occupied housing in the city. 511.1
- 511.2 An important part of ownership is access to financing and real estate opportunity. In the past, the practice of “redlining” (e.g., withholding home loan funds in certain neighborhoods) by certain lenders made it more difficult to secure home loans in parts of the city. Enforcement of Fair Housing practices is important not only to stop unfair lending practices, but also to address **affordable housing opportunities in high cost areas,** discrimination against renters, single parents, persons with AIDS, and others with special needs.
511.2
- 512 H-3.1 Encouraging Home Ownership
- 512.1 Nationwide, about two-thirds of all households are homeowners. In the District of Columbia, the 2000 census reported the home ownership rate was just 41 percent. **After 2000, the homeownership rate slowly increased to 46 percent until 2006; then the national mortgage collapse caused sharp increases in**

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foreclosures and many lost their homes. Homeownership has since declined and by 2017 stood at 42 percent in Washington, DC. Instability in the home ownership market and limited access to credit has caused many to select rental housing. These national factors are affecting all cities, but the District

~~This~~

~~is~~ still has one of the lowest rates of homeownership in the country, well below Philadelphia

(~~59~~53 percent), Baltimore (~~50~~45 percent), and Chicago (~~44~~ percent)- though higher than the ~~30~~32 percent rate in New York and the ~~32~~34 percent rate in Boston. The ownership rate in the District has increased ~~6~~4 percentage points since 1980, when 35 percent of the city's households were homeowners. 512.1

NEW

Home prices create a significant obstacle to increasing the home ownership rate. In September 2015, only 38 percent of the homes on the market with two or more bedrooms were affordable to the median income family. While

the recent increase in the supply of condominiums has improved home ownership prospects somewhat, the options for multi-generational families continue to be limited.

512.2

The District's Department of Housing and Community Development administers a number of programs to help residents purchase homes. These include the

~~Homestead Housing Preservation~~ PADD Program, which ~~enables first time buyers to purchase~~ acquires tax delinquent properties ~~for as little as \$250 and bids them out to small developers who fix up the properties and sell or rent~~

them primarily for affordable housing. It also includes the Home Purchase Assistance Program, which offers interest-free and low-interest loans to qualified residents for the purchase of houses, condominiums, or cooperative apartments. The District also provides grants and deferred loans to government employees who are first time homebuyers. These programs are an important part of the city's efforts to provide "workforce" housing for its residents (see text box). 512.2

512.3

Callout box: Meeting the Need for ~~Housing~~ "Workforce Housing"

Moderate Income

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As housing prices have outpaced income growth in many US cities, housing advocates and policy makers have called for initiatives to provide “workforce housing” for middle class residents. Workforce housing refers to housing designed for people in professions that are vital to our communities but that do not offer sufficient wages to afford market rate housing. These professions include administrative support, clerical occupations, and service jobs-and account for one third of the jobs in the American workforce.

Even with two working parents in the service industries, a family would have a difficult time purchasing a home or renting a suitable apartment in the District of Columbia. Janitors, school teachers, licensed nurses, police officers, child care professionals, and others service workers have been priced out of the DC market, and many other markets across the country. New programs, such as employer-assisted housing and down payment assistance for public sector employees, are being pursued to provide more options and keep these essential workers in our community.

NEW

In 2013, Washington, DC piloted a partnership with three employers called

the Live Near Your Work (LNYW) program. The partnership matched a

contribution made by the employer to provide down payment assisted to

encourage the employee to live close to their work. Housing tends to be more

expensive the closer it is to major job centers. The LNYW program pilot

demonstrated the value of the assistance toward encouraging employees to live closer to work. Evaluations of similar programs across the country have documented the savings in travel time and costs, improvement in employee

quality of life, and benefits to the employers in terms of employee performance and turnover.

512.4

Policy H-3.1.1: Increasing Home Ownership

Enhance community stability by promoting home ownership and creating opportunities for first-time home buyers in the District. Provide loans, grants, and other District programs in order to raise the District's home ownership rate from its year ~~2000~~ **2016** figure of ~~41~~ **39** percent to a year ~~2015~~ **2025** figure of 44 percent. Increased opportunities for home ownership should not be provided at the expense of the District's rental housing programs, or through the displacement of low income renters. 512.4

512.5

Policy H-3.1.2: First-Time Buyer Income Targets

Structure home ownership and down payment assistance programs to benefit working families with incomes between 50 percent and 120 percent of the areawide median income. 512.5

NEW**Policy H-3.1.3: Asset Development Through Homeownership**

Support paths to homeownership that build and sustain equity and develop assets for the transfer of inter-generational wealth, especially for low and

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moderate-income households.

- 512.6 *Action H-3.1.A: HPAP Program*
Maintain and expand the District’s Home Purchase Assistance Program (HPAP) **by periodically reviewing and establishing appropriate amounts of assistance**

to continue advancing affordable home ownership for low income

households. ~~Program~~ and Homestead Housing Preservation . 512.6
- 512.7 *Action H-3.1.B: District Employer Assisted Housing (EAH) Program*
Strengthen the District government’s existing Employer Assisted Housing (EAH) program by increasing the amount of EAH awards and removing limitations on applicants seeking to combine EAH assistance with Home Purchase Assistance Program funds. 512.7
- 512.8 *Action H-3.1.C: New EAH Programs*
Encourage ~~other~~ major employers in the city to develop Employer Assisted Housing programs **for moderate and middle income housing**, including:

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- Private sector employee benefit packages that include grants, forgivable loans, and onsite homeownership seminars for first-time buyers;
- Federal programs which would assist income-eligible federal workers who currently rent in the city.
- **Programs should be designed to encourage employees to live close to their work to reduce travel time and cost, and increase their quality of life.**
- **Link EAH efforts with performance based incentives for attracting new employers.** 512.8

512.9 *Action H-3.1.D: Individual Development Accounts*
Invest in programs that support Individual Development Accounts that assist low-income persons to save for first-time home purchases. 512.9

512.10 *Action H-3.1.E: Neighborhood Housing Finance*
Expand housing finance and counseling services for very low-, low-, and moderate-income homeowners, and improve the oversight and management of these services. 512.10

512.11 *Action H-3.1.F: First Time Homebuyer Tax Credit*
~~Examine the feasibility of matching the Federal first-time homebuyer tax credit with a District of Columbia tax credit for homebuyers in targeted neighborhoods.~~

Obsolete – See Implementation Table 512.11

MOVED

Action H-3.1.G: Improve Tenant Opportunity to Purchase Program
~~Increase assistance to tenants seeking to purchase their units. Review the effectiveness of the city's existing Tenant Purchase program and enhance the ability of this program to provide technical, financial, legal, organizational, and language assistance to tenants in exercising their purchase rights.~~ 512.12

512.13

Action H-3.1.H: Foreclosure Prevention
 Develop public-private partnerships to raise awareness of foreclosure prevention efforts, and to offer assistance to households facing foreclosure.

NEW

Action H-3.1.I: Protect Homeowner Equity
Research and identify tools to protect the equity of homeowners, and help lower income and older adult home owners recover from volatile market forces and adverse events that threaten their equity and status as homeowners.

513

H-3.2 Housing Access

513.1

The District established its commitment to fair housing under the Human Rights Act of 1977 (DC Law 2-38, DC Code Sec 2-1401 (2001 ed). This commitment is bolstered by federal regulations, including the Civil Rights Acts of 1964 and 1968, the Americans With Disabilities Act (ADA) of 1990, and the Age Discrimination Act of 1975. Together, these laws ~~effectively~~ prohibit housing discrimination on the basis of race, color, national origin, disability, sex, religion, sexual orientation, age, marital status, personal appearance, gender expression or identity, family responsibilities, political affiliation, ~~or~~ family status, matriculation, source of income, place of residence or business, and status as a victim of an intrafamily offense. 513.1

513.2

Despite anti-discrimination laws, DC residents may still be unfairly denied housing on the basis of the factors listed above. Common forms of discrimination

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include
refusal to
rent,
“steering” to
particular

neighborhoods by real estate agents, setting different terms for the sale or rental of housing (such as higher security deposits for certain groups), advertising to “preferred” groups, denial of loans or imposition of variable loan terms, and the use of threats and intimidation.

In addition, voucher holders often have difficulty finding a landlord willing to accept them. The District ~~will work~~ **works** to address these challenges ~~in the future~~ through **the** full enforcement of fair housing laws. 513.2

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NEW

The requirements of fair housing apply not only to the private sector, but to the public sector as well. Local governments are charged with Affirmatively Furthering Fair Housing (AFFH) and the United States Supreme Court has determined that public sector actions such as land use and zoning regulations, and patterns of affordable housing investment, can unfairly limit housing choice even if the consequences were unintended. For instance, to avoid ‘disparate impacts’ on protected classes, public sector decisions should provide the opportunity for both multi-family housing and affordable subsidy investment in higher cost neighborhoods that provide greater opportunity due to access to good jobs, schools, transit and other services.

NEW

Table 5.6 below displays the allocation of affordable units in DC by planning area. It demonstrates that there are 15,517 affordable units in the Far Southeast and Southwest Planning Area and that these units represent 31 percent of Washington, DC’s affordable units and 50 percent of the Planning Area’s total units. Similarly, it shows that there are 471 affordable units in the Rock Creek West Planning Area, which represent one percent of that Area’s total number of units.

NEW**Table 5.6 Affordable Units by Planning Area in 2017**

Planning Area	Total Units	Percent of Total Units District Wide	Affordable Units	Percent of Affordable Units District Wide	Percent Affordable of Area Units	Affordable Projects
Capitol Hill	28,163	8%	1,753	3%	6%	47
Central Washington	15,897	5%	2,664	5%	17%	29
Far Northeast and Southeast	37,527	11%	9,576	19%	26%	103
Far Southeast and Southwest	30,738	9%	15,517	31%	50%	138
Lower Anacostia Waterfront and Near Southwest	14,115	4%	3,059	6%	22%	30
Mid-City	50,184	15%	6,820	13%	14%	156
Near Northwest	54,549	16%	4,004	8%	7%	64
Rock Creek East	30,568	9%	2,518	5%	8%	85
Rock Creek West	48,836	14%	471	1%	1%	10
Upper Northeast	32,295	9%	4,489	9%	14%	75
Total	342,872	100%	50,871	100%	15%	737

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Source:

HousingInsights.org, DC Office of Planning.

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NEW

Furthering fair housing includes taking action to combat discrimination,

overcome patterns of segregation, foster inclusive communities, address significant disparities in housing need and provide access to opportunity.

Historical patterns of growth and development reflected in Map 5.1 and Table 5.6 illustrate the concentrations of affordable housing investment.

Since 2006, the District has made great strides including revising the zoning regulations to facilitate a wider range of housing opportunities, developing an

Inclusionary Zoning program, and changing how affordable housing investment decisions are made. However, with residents concentrated along lines of race, ethnicity, and wealth, more needs to be done.

513.3

Policy H-3.2.1: Fair Housing Enforcement

Strongly enforce fair housing laws to protect residents from housing discrimination. Provide education, outreach, and referral services for residents regarding their rights as tenants and buyers. Provide education and outreach to landlords, property managers, real estate agents, and others on their obligations when housing is made available. 513.3

513.4

Policy H-3.2.2: Compliance by Recipients of District Funds

Ensure that non-discrimination and full compliance with the District's fair housing laws is required for all housing developers and service providers receiving financial assistance from the District of Columbia. 513.4

513.5

Policy H-3.2.3: Prohibition on Redlining

Ensure compliance with the federal Community Investment Act of 1977, which prohibits the practice of "redlining" local neighborhoods. 513.5

513.6

Action H-3.2.A: Cultural Sensitivity

Require all District agencies that deal with housing and housing services to be culturally and linguistically competent. 513.6

513.7

Action H-3.2.B: ~~Employee~~ Fair Housing Education

Undertake a Fair Housing Act education program for all relevant staff persons and public officials to ensure they are familiar with the Act and their responsibilities in its enforcement. **Maintain programs that raise the public's awareness of fair housing rights and responsibilities, including educational events,**

compliance training, affirmative marketing training, and other outreach

efforts that further fair housing and eliminate discrimination. 513.7

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513.8 *Action H-3.2.C: Lending Practices*

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~~Review~~ **Continue to monitor** private sector lending practices for their impact on the stability of neighborhoods.

NEW

Action H-3.2.D: Overcoming Impediments to Fair Housing
Develop strategies to overcome impediments and obstacles to the delivery of affordable housing in high cost areas such as rapid site acquisition, risk reduction, and expedited project selection and processing.

- 514 H-4 Housing ~~for Persons~~ ^{These} **Persons** e With Special Needs
- 514.1 Among Washington's ~~575,000~~ **693,972** residents ~~in 2017 there~~ are thousands of people with special needs who require targeted help finding, paying for, and maintaining affordable housing. These individuals and families ~~include the~~ **may be experiencing** homelessness, ~~seniors or are older adults, or have other challenges such as~~ people with physical disabilities, people living with HIV/AIDS, people with mental illness, **victims of domestic violence**, adults reentering the city from correctional facilities, and youth being discharged from foster care and the juvenile justice system. Residents with special needs are particularly vulnerable to displacement, **homelessness**, and **other** housing hardship. They often lack the income needed to afford safe, decent housing and the services that will help them lead ~~normal~~ **stable healthy** lives in the community. 514.1
- 515 H-4.1 Integrating **Persons with** Special Needs ~~Populations~~
- 515.1 One of the basic premises of the city's ~~n~~ ^{Vision} **vision** is that **housing serving those with** special needs ~~g~~ should be accommodated in all neighborhoods of the city and not concentrated in a handful of areas ~~today~~ ^{as it is}. The current distribution is uneven. ~~Some neighborhoods have as many as 11 Community Based Residential Facilities while others have none.~~ While it would be unrealistic to propose that each neighborhood should have an identical number of such facilities, more can be done to avoid over-concentration **and provide residents to areas that provide access to opportunity.** 515.1
- 515.2 Steps can also be taken to reduce the stigma associated with special needs housing, and to improve its compatibility with the surrounding community. This will become even more important in the future, as displacement pressures

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Downtown and elsewhere threaten some of the city's emergency shelters and special needs service providers. Given limited budgets, the rising cost of land tends to drive special needs housing to the most affordable areas of the city; the

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very places where these uses already are concentrated. Washington, DC is committed to investing in community-based housing options and services that encourage independent living across all Planning Areas. 515.2

- 515.3 *Policy H-4.1.1: Integration of Residents with Special Needs ~~Housing~~ ^{unit}*
Integrate residents with special needs through housing ~~+~~ that includes wrap around supportive services throughout the city rather than segregating them into neighborhoods that already have high concentrations of such housing. 515.3
- 515.4 *Policy H-4.1.2: Emphasis on Permanent Housing*
Emphasize permanent housing first solutions for special-needs populations rather than building more temporary, short-term housing facilities. Permanent housing is generally more acceptable to communities than transient housing, and also is more conducive to the stability of its occupants. 515.4
- 515.5 *Policy H-4.1.3: Coordination of Housing and Support Services*
Coordinate the siting of special needs housing with the location of the key services that support the population being housed. The availability of affordable public transportation to reach those services also should be considered.
- 515.6 *Policy H-4.1.4: Protecting the Housing Rights of Persons with Special Needs*
Protect the housing rights of all residents with special needs through laws pertaining to property taxes, evictions, and affordable tenancy. 515.6

Please consult Land Use Element Section LU-3.4 for additional policies and actions on Group Homes and Community Housing.

- 516 H-4.2 ~~Meeting the Needs of Specific Groups~~ Ending Homelessness

MOVED

~~The housing needs of the District's most vulnerable populations vary with each group. Some require housing with specific physical attributes, such as wheelchair ramps or bathrooms with grab bars. Some require housing with on-site support services, such as meal service or job counseling. Most simply need housing that is safe, secure, and affordable. Five specific groups are profiled below.~~ 516.1

MOVED

~~Seniors
In 2000, there were 70,000 District residents over 65, including 8,500 residents~~

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over 85. As the baby boom generation matures and as average lifespan increases, the population of seniors in the District is expected to increase dramatically. At the national level, the Census projects the number of senior citizens will increase

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~~by 104 percent between 2000 and 2030—almost four times the rate of the population at large. There will be a need for a broad range of senior living environments, serving residents across the income spectrum. This will be accompanied by a need for new programs, ranging from those that help seniors “age in place” through home retrofits to those that provide on-site nursing and health care in a congregate environment. As already noted, higher levels of assistance will be required to help senior homeowners on fixed incomes and to protect elderly renters from displacement.~~ 516.2

MOVED**Persons with Disabilities**

~~A disproportionately large share of the region’s disabled population resides in the District of Columbia. While the city is home to just 12 percent of the region’s total population, it is home to 34 percent of its low-income disabled adults. In 2000, the District was home to 82,600 disabled adults—amounting to over 20 percent of its working-age population. Many of these adults are unable to work due to mental or physical handicaps, and a quarter of them earned incomes below the poverty line. The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope with these disabilities, is far short of the actual need.~~ 516.3

516.4

The Homeless

Homelessness in the District of Columbia is a significant problem and one that has become worse in the wake of the current housing boom. In January 2005, the Metropolitan Washington Council of Governments estimated that there were 11,419 homeless persons in the region, including 2,694 who were chronically homeless. More than half of the homeless population, and two-thirds of the chronically homeless population, lived in the District. Provisions to assist the homeless must include emergency shelter, transitional housing, and permanent housing, along with supportive services. On so many levels, the need for such facilities and services outpaces supply. The shortfall will get worse if regional partners and colleagues do not match Washington, DC’s efforts, ~~nothing is done~~ with more ~~persons~~ **District residents** living without housing in the ~~at risk of becoming~~ **District homeless**. 516.4

NEW

By 2017, the number of homeless individuals and persons in
homeless

families declined to 11,128 persons across the region, although the
chronically homelessness declined to 2,522. Persons experiencing

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homelessness in Washington, DC now represent over two-thirds of the region's homeless population and 70 percent of the chronically homeless. The sharpest increase in D.C. has been persons in homeless families, which

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increased 22 percent to 3,890 persons between 2012 and 2017. Increases in the number of families experiencing homelessness, straining shelter capacity and impacting the District's ability to serve other vulnerable populations, such as disabled single adults. Longer shelter and hotel stays are leading to a need for more shelter units, while rising costs are making it more difficult to provide services and secure housing to those in need. Homelessness has enormous social and economic consequences, resulting in increased medical, legal, and incarceration costs, as well as shelter costs.

NEW

In 2015, the District published Homeward DC, a collaborative effort by the District of Columbia Interagency Council on Homelessness (ICH) intended to prevent housing loss, and quickly stabilize and safely shelter individuals and families that become homeless. The Plan emphasizes permanent housing solutions and community support networks. Its goal is that any household experiencing housing loss will be rehoused within an average of 60 days or less, with homelessness reduced by 65 percent by 2020. The efforts aim to transform the system to focus on crisis response, helping people quickly get back on their feet.

NEW

The goal of Homeward DC is to provide "Housing First" – moving people from homelessness to permanent housing as quickly as possible, accompanied by necessary supportive services. While individuals and families may face housing loss in the future, homelessness will be prevented whenever possible.
When it does occur, it will be a rare, brief, and non-recurring experience.

NEW

With the closing of the decrepit and dangerous DC General facility, Washington, DC is expanding transitional family housing in all eight wards, and will also continue to implement plans and assist specific subsets of the homeless population, such as youth and veterans. Washington, DC will also continue to provide year-round access to shelter, which is especially important during the winter months and in heat emergencies. Provisions to assist the homeless must include emergency shelter, transitional housing, and permanent housing, along with supportive services. However, the need for such facilities and services outpaces supply. Rising housing costs will continue to place more families at risk of homelessness.

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MOVED

~~Ex-Offenders and Supervised Offenders~~

~~Each year, the prison system in the District of Columbia releases 9,400 people. Between 2,000 and 2,500 of these ex-offenders return to the District, usually without the means to pay for market rate housing and in some cases without the~~

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skills or means to find a decent job. Many return to neighborhoods of high crime and poverty, remain chronically unemployed, and find shelter in group homes or shared housing. Unstable housing and a lack of employment undermine an ex-offender's success and can perpetuate the cycle of poverty and violence in the District's poorest neighborhoods. 516.5

MOVED

Persons with HIV/AIDS

In 2002 the rate of reported AIDS cases in the District was 162.4 per 100,000 compared to 14.8 per 100,000 for the United States. In fact, the District has the highest incidence of AIDS in the United States, with a rate nearly double that of New York or San

Francisco. In 2003, about 8,900 persons with AIDS resided in the District. Many persons with AIDS require special housing suitable for long-term care, yet a recent District survey found that the local need was double the number of units available. 516.6

MOVED

Policy H 4.2.1: Short-Term and Emergency Housing Options

Ensure that adequate short-term housing options, including emergency shelter and transitional housing, exists for persons with special needs, including people living with HIV/AIDS, harm reduction units for substance abusers, detoxification beds and residential treatment facilities, halfway houses and group homes for returning offenders, and assisted living and end-of-life care for seniors. 516.7

MOVED

~~Policy H 4.2.2: Housing Choice for Seniors~~

~~Provide a wide variety of affordable housing choices for the District's seniors, taking into account the income range and health care needs of this population. Recognize the coming growth in the senior population so that the production and rehabilitation of publicly assisted senior housing that meets universal design standards becomes a major governmental priority. Acknowledge and support the establishment of Senior Villages throughout the city that allow seniors to remain in their homes and age in place. 516.8~~

MOVED

~~Policy H 4.2.3: Neighborhood Based Senior Housing~~

~~Encourage the production of multi-family senior housing in those neighborhoods characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations. 516.9~~

MOVED

~~Policy H 4.2.4: Barrier Free Housing for the Disabled~~

~~Work toward a target of designing eight (8) percent of the new housing units added to the city's stock over the next 20 years specifically to meet the~~

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~~accessibility needs of persons with physical disabilities. These units should be spread evenly across affordability brackets.~~ 516.10

Policy H-

516.11

4.2. ~~§1:~~ Ending Homelessness

Reduce the incidence of homelessness to rare, brief, and nonrecurring events in the city through homeless prevention efforts, development of permanent subsidized housing for the homeless in all Planning Areas of the city, and actively coordinating mainstream social services for persons who are homeless or at risk of becoming homeless. 516.11

MOVED

~~Policy H 4.2.6: Housing for Ex-Offenders and Supervised Offenders~~

~~Create adequate housing plans for people exiting jail or prison so that they do not become homeless, including the removal of barriers to reentering offenders living in public housing. Ensure that ex-offenders are not concentrated into assisted~~
516.12

MOVED

~~Policy H 4.2.7: Persons with Mental Illness~~

~~Support the production of housing for people with mental illness through capital and operating subsidies. Improve the availability and coordination of such housing with wrap-around mental health and other human services. Steps should be taken to prevent the eviction of mentally ill persons from publicly-financed housing so long as they are following the rules of tenancy, and to ensure that each individual's housing is maintained if and when they need to be hospitalized.~~

516.13

Policy H-

516.14

4.2. ~~§2:~~ Neighborhood-Based Homeless Services

Encourage the provision of homeless services through neighborhood based supportive housing and single room occupancy (SRO) units, rather than through institution-like facilities and large-scale emergency shelters. The smaller service model can reduce the likelihood of adverse impacts to surrounding uses, improve community acceptance, and also support the reintegration of homeless individuals back into the community. 516.14

NEW

Policy H-4.2.3: Increasing the Supportive Housing Supply

Increase the supply of permanent supportive housing affordable to extremely low income households in order to reduce the length of shelter stays, free up additional shelter capacity, and provide stable long-term housing for those who are homeless or at risk of homelessness.

NEW

Policy H-4.2.4: Homelessness Prevention and Crisis Response

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Public

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Expand programs to stabilize high-risk households before they arrive at the

shelter door by implementing targeted homelessness prevention

programming by researching the common causes of homelessness, especially

for those transitioning out of institutional settings such as foster care or behavioral health facilities. Develop a more effective crisis response system to address homelessness, focused on helping individuals and families get back on their feet as quickly as possible.

NEW

Policy H-4.2.5: Reducing Housing Barriers for Persons Experiencing Homelessness

Reduce the barriers that prevent homeless individuals and families from

finding affordable and supportive housing. Overcome onerous eligibility requirements and restrictions based on credit, income, and criminal history by providing incentives to landlords willing to housing those escaping homelessness.

MOVED

Action H-4.2.A: Incentives for Retrofits

Create financial incentives for landlords to retrofit units to make them accessible to persons with disabilities, and to include units that are accessible in new housing construction. 516.15

MOVED

Action H-4.2.B: Incentives for Senior Housing

Explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities, particularly on sites well served by public transportation. 516.16

516.17

Homeless no

Action H-4.2.CA: More

Homeward DC

Implement the recommendations outlined in Homeward DC: 2015-2020, which updates and expands on “Homeless No More: A Strategy for Ending Homelessness in Washington, DC by 2014.” ~~Among the recommendations are~~ **Homeless No More recommended** the production of 2,000 permanent supportive

housing units for the chronically homeless and 4,000 units of permanent housing for households who experience temporary homelessness or are at risk of becoming homeless. Homeward DC provides additional strategies to expand the number of supportive housing units, transitional housing units, and tenant-based rental assistance. 516.17

516.8

Action H-4.2.DB: Emergency Assistance

DRAFT

**Revive and
strengthen**

Expand the emergency assistance program for rent,
security deposit, mortgage, and/or utility expenses for very low-income families

with children, older adults, and persons with disabilities to prevent homelessness. 516.18

NEW**Action H-4.2.C: Winter Shelter Plan**

Prepare, implement, and annually update a Winter Shelter Plan that includes

measures to protect persons experiencing homelessness from cold weather injury. The Plan should work in tandem with broader strategies to end homelessness and provide permanent, secure shelter for all residents.

NEW**Action H-4.2.D: Ending Youth Homelessness**

Implement Solid Foundations DC: The Strategic Plan to Prevent and End Youth Homelessness. The Plan includes strategies for youth homelessness prevention, expanded outreach and reunification, additional youth shelter capacity, improved support services, continuing education, and

building programs for organizations that support the emotional, physical, and social well-being of at risk youth.

NEW**Action H-4.2.E: Discharge Coordination**

Maintain discharge programs from the foster care system, health care

system, and the criminal justice system that prevent homelessness and provide a safe transition to independent living.

NEW**Action H-4.2.F: Daytime Services Center**

Establish a daytime services center for unsheltered individuals to serve as a point of access for services and a first step toward employment and permanent housing.

NEW**Action H-4.2.5: Landlord Recruitment**

Development and test pilot programs designed to incentivize landlords to house individuals and families exiting homelessness. Test such strategies as damage and default insurance. Evaluate the pilot and make recommendations on maintaining and improving an ongoing program.

NEW**H-4.3 Meeting the Needs of Specific Groups****PASTED**

The housing needs of the District's most vulnerable populations vary with each group. Some require housing with specific physical attributes, such as wheelchair

DRAFT

ramps or
bathrooms
with grab
bars. Some
require
housing with
on-site
support
services, such
as meal
service or job
counseling.
Most simply
need housing
that is safe,
secure, and
affordable.

~~Five specific~~

Those that
most
commonly
benefit

Public

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~~from supportive services are the several~~ ^{aff} groups ~~e~~ profiled below. 516.1

PASTEDSeniors Older Adults

In ~~2000~~ ⁶ 2017, there were ~~70,000~~ ^{5,} 118,275 District residents age 60 and over, including ~~8,500~~ ^{eve} 12,133 residents ~~+~~ 85 and over. As the baby boom generation matures and as average lifespan increases, the population of ~~seniors~~ ^{At the} residents age 60 and over in the District is expected to increase dramatically. ^{national} level, the Census projects the number of senior citizens will increase by 104 percent between 2000 and 2030 almost four times the rate of the population at large. By 2030, there will be 133,000 residents 60 and over, of which 12,000 will be 85 and older. There will be a need for a broad range of senior living environments, serving residents across the income spectrum.

PASTED

~~This will be accompanied by a need for new programs, ranging from those that~~
The “Age Friendly DC Initiative” launched in 2012 identified 75 strategies across 10 broad topics to ensure that residents of all ages can remain in
community-based settings as they age. Additional programs will be needed to
help seniors “age in place” through home retrofits. New forms of cooperative and shared housing may be explored, and additional facilities will be needed
that offer ~~to those that provide~~ on-site nursing and health care in a congregate environment. As already noted, higher levels of assistance will be required to help
senior homeowners on fixed incomes and to protect elderly renters from displacement. More intergenerational living facilities also may be needed: in
approximately 2,881 households grandparents are responsible for their grandchildren. 516.2

PASTEDPersons with Disabilities

A disproportionately large share of the region’s disabled population resides in the District of Columbia. ~~While the city is home to just 12-11 percent of the region’s total population, it is home to 34 percent of its low income disabled adults. In 2000-2016, the District was home to 82,600-71,000 disabled adults—amounting to over 20 percent of its working age population.~~
Approximately 94,400 District residents—or 13 percent of the total population—live with a physical or mental disability. Nearly one-third of Washington, DC’s disabled population lives below the poverty level. Many of these adults are unable to work and are

DRAFT

in need of supportive services and accessible housing options. ~~due to mental or physical handicaps, and a quarter of them earned incomes below the poverty line.~~
516.3

NEW Mobility limitations affect nearly 48,000 District residents. Thousands of

residents need basic modifications to ensure they can live well in their own homes. Visitability improvements are also needed to remove physical barriers even in homes that do not currently house persons with mobility challenges, so that persons with limitations can visit others. Persons with disabilities may also require medical and personal care assistance in medical daily living activities. The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope

with these disabilities, is far short of the actual need.

Moreover, many disabled persons rely on

Supplemental Security Income (SSI) and face an enormous gap between their income and the cost of their housing.

PASTED

~~Ex-Offenders and Supervised Offenders~~ Citizens Returning from Incarceration

Each year, the prison system in the District of Columbia releases 9,400 more than 5,000 people. ~~Between 2,000 and 2,500 of these ex-offenders return to the District~~ Many return to the District, usually without the means to pay for market rate housing and in some cases without the skills or means to find a decent job. Many return to neighborhoods of high crime and poverty, remain chronically unemployed, and find shelter in group homes or shared housing. Unstable housing

and a lack of employment undermine an ex-offender's success and can perpetuate the cycle of poverty and violence in the District's poorest neighborhoods. The Department of Corrections and the Mayor's Office on Returning Citizen Affairs have prioritized re-entry programs to ensure public safety and reduce recidivism, including housing strategies. In 2016 the District of Columbia passed the Fair Criminal Record Screening for Housing Act, which bans landlords from asking about an applicant's criminal record until a conditional offer has been made. 516.5

PASTED

Persons with HIV/AIDS

In 2015, there were 15,200 persons with HIV/AIDS in the District of Columbia, or about 2.2% of the population. This compares to a national rate of 0.3%, and exceeds the World Health Organization's threshold (1%) indicative of a continued generalized HIV epidemic. A number of research studies indicate that persons with HIV/AIDS experience elevated housing instability and homelessness relative to the general population. Stigma and discrimination may cause additional hurdles to obtaining and retaining appropriate housing. Data from the federal HOPWA program (Housing Opportunities for Persons with AIDS) indicates an unmet need for tenant-based rental assistance for 1,239 persons with HIV/AIDS. ~~2002 the rate of reported AIDS cases in the District was 162.4 per 100,000 compared to 14.8 per 100,000 for the United States. In fact, the District has the highest incidence of~~

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~~AIDS in the United States, with a rate nearly double that of New York or San Francisco. In 2003, about 8,900 persons with AIDS resided in the District. Many persons with AIDS require special housing suitable for long-term care, yet a recent District survey found that the local need was double the number of units available.~~ 516.6

Persons with Behavioral HealthNEW**Issues**

Over 15,000 DC adults have been diagnosed as having a serious mental illness by the Department of Behavioral Health based on treatment services

delivered in 2016. Mental illness can seriously limit one's ability to find employment, earn a living wage, and lead an independent life.

Stable,

permanent housing can increase independence and help achieve other life goals. Such housing is often paired with case management, as well

appropriate supportive services such as crisis intervention, ongoing counseling, and health assessments.

NEW**Persons Recovering from Domestic Violence**

The DC Metropolitan Police Department receives over 30,000 calls for service each year for domestic violence related incidents. Some of these calls result in the need for safe housing for the victim. The inventory of such

housing is very limited. Domestic violence also creates unique challenges for the victim, including the potential for personal harm if using the traditional

shelter system. Many victims also may suffer from trauma and some have

children who must also be accommodated. DHCD has designated a Housing Navigator on its staff to leverage housing contacts and find safe housing for victims of crime and domestic violence. By calling the DC Victim Hotline, victims can be directed to resources.

*Policy*PASTED

H- ~~4.2.1~~ **4.3.1**: *Short-Term and Emergency Housing Options*

Ensure that adequate short-term housing options, including emergency shelter and

transitional housing, exists for persons with special needs, including people living with HIV/AIDS, harm-reduction units for substance abusers, detoxification beds and residential treatment facilities, **safe housing for victims of domestic violence**, halfway houses and group homes for returning offenders, and assisted-living and end-of-life care for seniors. 516.7

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PASTED

Policy

H- ~~4.2.2~~ **4.3.2: Housing Choice for ~~Seniors~~ Older Adults**

Provide a wide variety of affordable housing choices for the District's ~~seniors~~
older adults that enable them to age in their neighborhoods either
by
supporting their ability to remain in their home, or by providing new

opportunities within multi-unit buildings that include universal design and intergenerational options. ~~taking~~ **Take** into account the income range and health-care needs of this population. Recognize the coming growth in the senior population so that the production and rehabilitation of publicly-assisted senior housing that meets universal design standards becomes a major governmental priority. Acknowledge and support the establishment of Senior Villages throughout the city that allow seniors to remain in their homes and age in-place.

516.8

NEW**Callout Box: Homesharing**

A new strategy and a key component of the Age-Friendly DC Housing Domain is 'homesharing'. This strategy assists older adults to age in their current homes by sharing their housing costs with another and has been gaining steam among a number of age friendly jurisdictions across the country. Homesharing has multiple benefits from reducing housing costs to reducing isolation, and providing peer support and safety.

PASTED Policy H-~~4.2.3~~ **4.3.3:** *Neighborhood-Based ~~Senior~~ Housing for Older Adults*
Encourage the production of multi-family senior housing in those neighborhoods characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods, maintain connections with fellow residents and neighbors, and reduce their home maintenance costs and obligations, while enabling their single-family homes to house the next generation of growing DC families. 516.9

PASTED Policy H-~~4.2.4~~ **4.3.4:** *~~516.10~~ Housing for the Disabled*
Work toward a target of designing ~~eight (8)~~ **12** percent of the new housing units added to the city's stock over the next 20 years specifically to meet the accessibility needs of persons with physical disabilities through universal design. These units should be spread evenly across affordability brackets. Facilitate and promote broader 'visitability' standards in new construction and major renovations, which enable people who have trouble with steps or who use wheelchairs or walkers to participate socially and reduce their isolation. 516.10

PASTED Policy H-~~4.2.6~~ **4.3.5:** *Housing for ~~Ex-Offenders and Supervised Offenders~~ Returning Citizens*
Create adequate housing plans for people exiting ~~jail or prison~~ the correctional system so that they do not become homeless, including the removal of barriers to

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reentering offenders living in public housing. Ensure that ~~ex-~~ ~~offenders~~ returning citizens are not concentrated into assisted housing projects but can find housing throughout the city. Ensure that rental housing providers do not discriminate against returning citizens. 516.12

Policy

~~Mental~~

PASTED

H- ~~4.2.7:~~ 4.3.6: Persons with ~~Illness~~ Behavioral Health Issues

Support the production of housing for people with mental illness through capital and operating subsidies. Improve the availability and coordination of such housing with wrap-around mental health and other human services. Steps should be taken to prevent the eviction of mentally ill persons from publicly financed housing so long as they are following the rules of tenancy, and to ensure that each individual's housing is maintained if and when they need to be hospitalized. 516.13

PASTED

~~4.2.~~ ~~A~~ ~~4.3.A:~~ Incentives for ~~*~~ Accessible Units
Create financial incentives and/or provide appropriate flexibility in zoning rules and public space regulations for homeowners and landlords to retrofit units to make them accessible to older adults and persons with disabilities. ~~and~~ ~~to~~ ~~include~~ Encourage the production of units that are visitable, ADA-accessible, or universally designed in new housing construction. 516.15

PASTED

~~4.2.~~ ~~B~~ ~~4.3.B:~~ Incentives for ~~*~~ Older Adult Housing
~~Explore~~ Remove barriers and explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities that serve a mix of incomes, particularly in areas of high need and on sites well served by public transportation. 516.16

NEW

Action H-4.3.C: University Partnerships and Older Adults

Explore partnerships with local universities to develop intergenerational student living arrangements with older adults living near campus.

NEW

Action H-4.3.D: Aging in Place

Establish programs to facilitate low income older renters aging in place. Examples include tenant-based vouchers or other rental assistance to older adults on fixed incomes or funds for renovation of multi-unit buildings.

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individual apartments, and single-family homes to create appropriate housing options for seniors to age in place.

Comprehensive Plan Housing Element
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October 2019

ⁱ Greater Capital Area Association of Realtors, DC Office of Planning.

ⁱⁱ CoStar.com

ⁱⁱⁱ OP analysis of changes in interest rates and American Community Survey (ACS) changes in median incomes.

^{iv} Greater Capital Area Association of Realtors, DC Office of Planning.

^v OP analysis of BLS Occupational Wage Data, Interest Rates, and RBStats Sales Data for 2016

^{vi} CoStar.com

^{vii} US Census ACS 2017 PUM data, DC Office of Planning.

^{viii} US

DC

^{ix} US

data,

^x US

data,

^{xii} OP

and

^{xiii} OP
of

^{xiv} OP

HVI

^{xvii} CoStar.com

Census Survey of
Building Permits,
Office of Planning.

Census ACS
2012-2016 PUM
DC Office of
Planning.

Census ACS
2012-2016 PUM
DC Office of
Planning.

^{xi} DMPED

analysis of US
Census Survey of
Building Permits
CoStar data

analysis of Office
Tax and Revenue
Computer Aided
Mass Appraisal
(CAMA) data

Round 9.0 COG
Forecast and
analysis of
OCTO's Master
Address
Repository

^{xv} Zillow
6/09-6/17

^{xvi} DOES
Forecast and BLS
Occupational
Wage data

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~~DELETIONS (OP)~~
ADDITIONS (OP)
~~DELETIONS (SAC)~~
ADDITIONS (SAC)

CITATION HEADING

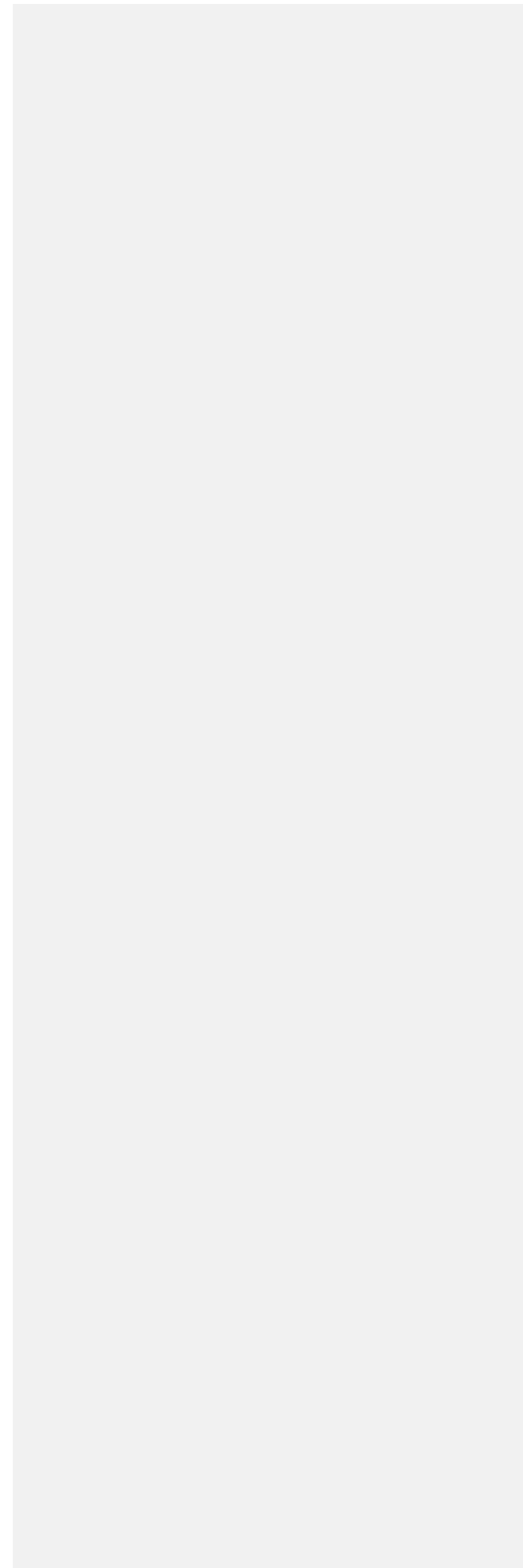
CITATION Narrative Text. Citation

NEW **New text, policy, or action.**

CITATION *Policy Element Abbreviation-Section Number.Policy Number: Policy Name*

CITATION *Action Element Abbreviation-Section Number.Action Letter: Action Name*

Completed Action Text (at end of action and before citation): **Completed – See
Implementation Table.**



Draft Amendments



Draft Amendments

2400 OVERVIEW

The Upper Northeast Planning Area encompasses 8.7 square miles and includes about two-thirds of the District's northeastern quadrant. The Planning Area's western boundary is formed by North Capitol Street (north of Rhode Island Avenue) and the CSX railroad tracks (south of Rhode Island Avenue), and its southern boundary is formed by Florida Avenue, Benning Road, and the Anacostia waterfront area. The northern/eastern border is Eastern Avenue at the District of Columbia line. These boundaries are shown in the Map at left. Historically, most of Upper Northeast has been in Ward 5. 2400.1

Northeast is principally known as a residential community, with stable single family neighborhoods **including ~~like~~ Arboretum, Brookland, Woodridge, Queens Chapel, and Michigan Park.** It also includes row house neighborhoods **such as ~~like~~ Stronghold and Trinidad,** and apartments and higher-density housing in communities **such as ~~like~~ Fort Lincoln, Edgewood, and Carver Terrace.** **Some communities --- ~~like~~ Brookland, ~~Ivy City~~ the Florida Avenue Market, and Fort Totten, for example -- offer a traditional base of single family housing and an emerging cluster of transit-oriented development around Metrorail stations.** 2400.2

Commented [SC1]: Ivy City is not near a Metro station; Union Market is.

The mix of uses in Upper Northeast is particularly diverse compared to other parts of the city. The Planning Area contains the largest concentration of industrial land uses in the District of Columbia, following the CSX rail lines north and east from Union Station. It includes three major institutions of higher learning—the Catholic University of America (CUA), Trinity University, and Gallaudet University—and numerous other institutions serving other missions. **For many years, the Catholic University planned to repurpose land along Michigan Avenue once occupied by residence halls. In 2014, approximately 11 acres were transformed into Monroe Street Market, a cluster of residences, restaurants, and shops located next to the Brookland/CUA Metro Station.** ~~It~~ Upper Northeast includes ~~two~~ **one** hospitals ~~— Providence and the~~ Hospital for Sick Children. It includes several large federal properties, including the Brentwood Postal Facility **and the U.S. National Arboretum.** It includes ~~the corporate headquarters of Black Entertainment Television (BET) network, one of the city's largest night clubs,~~ a Federal Express distribution center, and the now-~~vacant~~ **revived** Hecht's Warehouse ~~facility site.~~ 2400.3

Upper Northeast is also home to **historic Union Market within the Florida Avenue Market,** the city's fresh produce district, as well as dozens of small shops and local businesses along neighborhood commercial streets ~~like~~ **such as 12th Street, 18th Street, and Rhode Island Avenue.** ~~Historically~~ **At one time, Upper Northeast** ~~the area~~ had many more neighborhood shopping districts like these, but they have declined or in some cases disappeared entirely due to competition from larger auto-oriented and suburban-style shopping centers, including shopping centers in the District of Columbia. 2400.4

Commented [SC2]: Is this even accurate anymore? Maybe "historically the city's fresh produce district"? Why is this so worth highlighting?

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The Planning Area is especially well known for its large concentration of religious institutions, including the Basilica of the National Shrine of the Immaculate Conception and the Pope John Paul II Cultural Center. It contains numerous seminaries and ministries, some occupying park-like settings with rolling lawns and ~~historic-impressive~~ buildings. The Franciscan Monastery, and the homes of the Josephites, the Carmelites, and many other religious orders are located here. Most of these properties meet the qualifications for historic designations, but few are officially recognized. In addition to these historic institutions, the Planning Area also includes portions of several important public landscapes, all of which are historic: the Fort Circle Parks, ~~and the historic~~ Langston Golf Course, ~~and: It is also the gateway to~~ the National Arboretum. 2400.5

Several major arterial streets, including New York Avenue, Rhode Island Avenue, South Dakota Avenue, Bladensburg Road, Michigan Avenue, and Riggs Road cross the Planning Area. The Area also includes the Fort Totten, Brookland/CUA and Rhode Island Avenue-Brentwood Metro~~rail~~ stations, as well as NoMa-Gallaudet U Metro station which is on the border with the Central Washington and Capitol Hill Area Elements. All four of these stations are served by Metro~~rail~~'s Red Line. The Metropolitan Branch Trail is being developed through this area, linking Upper Northeast neighborhoods to Downtown Washington. 2400.6

NEW

Upper Northeast has experienced significant growth along the Metrorail's Red Line over the past ten years. This growth is anticipated to continue as underutilized land, such as surface parking lots and underperforming strip malls near the Metro stations and along the neighboring corridors, redevelops.

Upper Northeast neighborhoods are home to many lifelong Washingtonians and have a strong tradition of civic involvement. Civic associations, Advisory Neighborhood Commissions, churches, ~~block clubs and garden clubs and~~ community organizations are actively involved in discussions about the community's future. Non-profit organizations such as the North Capitol and Brookland- Edgewood Family Support Collaboratives and the United Planning Organization also play an important role in community life. 2400.7

Upper Northeast shares some of the same challenges facing other parts of the District. The area's poverty, ~~crime,~~ and unemployment rates are all above the city average. ~~Schools are aging; some are significantly "under-enrolled" and will probably be closed in the coming years.~~ Many parts of the area lack access to open space, parks, and retail services. The area has a large population of seniors, many with special transportation, housing, and health care needs. The Planning Area also faces the challenge of an increasingly unaffordable housing market. A new generation of homeowners has invested in ~~"discovered"~~ Upper Northeast—

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driving up prices and increasing housing demand. ~~Between 2004 and 2005 alone, the median purchase price of a home in the two ZIP codes that encompass most of the Planning Area (20017 and 20018) increased 45 percent.~~ The greatest future challenge will be to respond to change in a way that ~~keeps~~ **adds housing to support demand and lower cost while keeping** Upper Northeast a socially, culturally, economically diverse community. 2400.8

2401

HISTORY

Upper Northeast began as a series of land grants made by British King Charles I to George Calvert, the first Lord Baltimore. During the 1700s and early 1800s, early settlers enjoyed meadows, woodlands, farms, and open countryside. Tracks for the Baltimore and Ohio (B&O) railroad were laid out in the 1830s, but the area remained sparsely populated until the turn of the 20th Century. In the 1840s, Colonel Brooks, a veteran of the War of 1812, built the Greek Revival mansion that still stands today at 901 Newton Street. Several Civil War strongholds were developed in the area during the 1860s, including Fort Bunker Hill, Fort Slemmer, Fort Totten, and Fort Lincoln. 2401.1

One of the first settlements in the area was Ivy City, developed around 1872 along the B & O Railroad tracks. Ivy City later became a brick- manufacturing center and was home to the National Fair Grounds in the late 1800s. In 1879, the B & O Railroad developed additional rail lines through Upper Northeast, connecting Washington to Pittsburgh, Chicago, and points west. Industrial uses followed the railroads, locating along the sidings. Trolley lines were extended out Rhode Island Avenue in 1897, beginning the area's residential growth as well as the growth of nearby communities in Maryland. 2401.2

Beginning in the late 1880s, the Brooks estate was subdivided and the Brookland neighborhood was born. The deep lots and spacious porches created the ambience of small town living just a few miles from central D.C. The houses went for as little as \$300 and were affordable for teachers, tradesmen, and government workers. By 1900, the neighborhood boasted plank sidewalks and a streetcar line. Much of the neighborhood's architectural heritage, including Victorians, bungalows, and colonial homes remains intact today and is part of the neighborhood's charm. 2401.3

Catholic University was established in the area in 1887. Several other religious organizations settled nearby. The Sisters of Notre Dame de Namur founded Trinity University in 1901, and the Dominicans built their House of Studies the same year. The Paulists, the Marists, and Holy Cross Fathers soon followed. By the 1920s, the area had gained the nickname "Little Rome." By this time, Gallaudet University had already been flourishing for half a century on a campus near Ivy City, growing from humble beginnings in the 1860s to become the nation's premier college for the deaf and hearing-impaired. 2401.4

Commented [SC3]: Maybe something here about how the land that is now Trinidad was sold to what is now GWU to fund the university? And then GWU sold off Trinidad to a brickmaker, who parceled off the land for the first housing? This would help show how Upper Northeast is connected with the rest of the city, including in history.

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Much of the Upper Northeast was developed between 1920 and 1950. Major industrial and commercial development occurred during this period, and the rail corridors became a well-established regional distribution center. New York Avenue became the major route into Washington from the northeast, attracting hotels, motels, and tourist services. Large-scale housing construction took place during the 1920s in Ivy City and Trinidad, and the 1930s saw construction of historic Langston Dwellings, one of the nation's ~~second~~-first public housing complexes, and one of the city's first examples of modern architecture, ~~and~~ now a National Historic Landmark. Housing developments like Brentwood Village and Riggs Park were constructed during the 1930s and 40s, and smaller-scale development took place during the 1950s in the Lamond-Riggs and Fort Totten areas. 2401.5

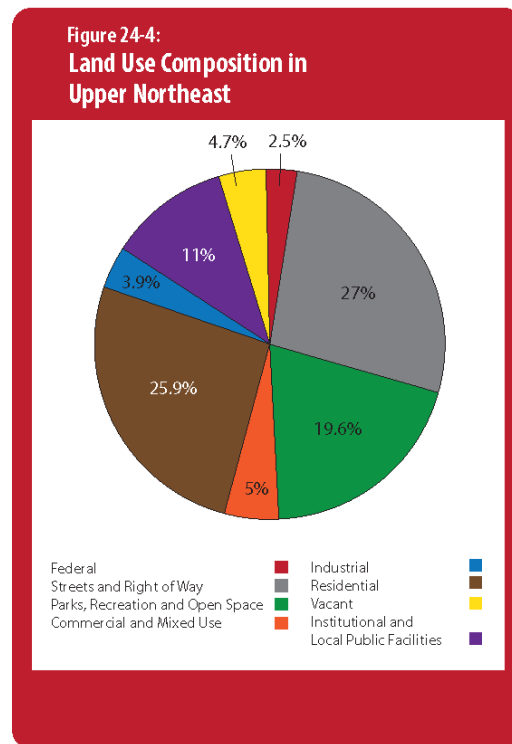
By the 1960s, most of the area was fully developed. Fort Lincoln, the last remaining large tract of vacant land, was conceived as a "New Town" as part of the Johnson Administration's Great Society program. The 360-acre site was intended to be an innovative experiment in participatory democracy, and racial and economic integration, with residents involved in the community's development and profits. A private company was selected to build the project, which initially included 550 condominiums, 666 senior citizen apartments and 157 garden apartments. During the 1970s, the National Park Service built a playground and park area, and the city built an elementary school and indoor swimming pool. Only about half of the original plan was actually carried out, however. ~~Most of the remaining acreage at Fort Lincoln is slated for development in the next 10 years; however, so the promise of the initial plans for the community may yet be fulfilled.~~ In the early 2000s, the next phases of Fort Lincoln New Town were developed. They include townhomes and retail such as Costco, Lowe's Home Improvement, and Dick's Sporting Goods. 2401.6

2402 LAND USE

Statistics on existing land use are estimated from current lot-by-lot property tax data together with additional information on housing units, employment, DC and Federal land ownership, parks, roads, water bodies, etc. They are not comparable to the statistics included in the 2006 Comprehensive Plan, which were based on a much simpler method. Even large differences between the older and newer statistics may reflect differences in the modelling approaches used a decade apart and not to actual changes in land use. Upper Northeast is made up of approximately ~~5,640~~ 5,739 acres, or about ~~14~~ 13 percent of the city's land area. The composition of uses is shown in Figure 24.1. The area's land use mix is among the most diverse in the city. 2402.1

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NEW Figure 24.1: Land Use Composition in Upper Northeast. 2402.2



Residential development is the single largest land use, representing about 26 percent of the total area. Of the residential land area, about 44 percent is developed with single family detached homes and about 41 percent with row houses and two-family houses. Apartments make up only about 15 percent of the residential land area. Denser housing is located at Carver Terrace, Montana Terrace, Langston Terrace, Edgewood, Fort Lincoln, and Brentwood. 2402.3

Commercial and industrial uses make up about ~~10.9~~ percent of Upper Northeast's land area. ~~With the addition of railroads, utilities, and municipal facilities such as salt domes and bus garages, the percentage rises to almost 17 percent of the Planning Area. In fact,~~ Upper Northeast contains almost two-thirds of the city's industrial acreage. Much of the space consists of warehouse and distribution facilities, light manufacturing, automotive services, and service businesses such as construction suppliers and printers. These uses tend to congregate along New York Avenue, Bladensburg Road, Brentwood Road, Florida Avenue, V Street,

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and West Virginia Avenue, as well as in the area between the Rhode Island and Fort Totten Metro stations, and elsewhere along the heavy rail/Metro corridor. Commercial uses include neighborhood-oriented shopping districts and larger shopping centers like the Home Depot/Giant on Brentwood Road, and Hechinger Mall. 2402.4

Institutional and local public facilities land make up ~~13~~11 percent of the Planning Area, ~~one of the largest percentages in the city~~. Most of this total is associated with colleges, universities, and religious institutions. The area also contains more than ~~1,000~~1,106 acres of parks, recreation, and open space, representing ~~18~~19.6 percent of its total area. However, much of the open space is actually Mount Olivet and Glenwood Cemeteries—or is located on the far eastern edge of the area within the confines of the National Arboretum. Large parks are generally associated with the Fort Circle chain and are located on the area's northern and eastern perimeter. 2402.5

2403

DEMOGRAPHICS

The Upper Northeast Area has grown at a moderate pace since 2000. Currently, the population is 70,613 residents, an increase of over 10,000 people in 17 years. The population is expected to grow over the next several decades to a population exceeding 112,000 by 2045. Table 24.1 presents a snapshot of the Upper Northeast Area and change since 2000. ~~The population of Upper Northeast has been falling for the past five decades. In 1990, the area had 68,879 residents. In 2000, this figure dropped 15 percent to 59,394. By 2005, the population had fallen to an estimated 58,500. The decline has been steeper than in the city as a whole, and the area has yet to experience the reversal in decline that has taken place in much of the District. 2403.1~~

~~While some of the decline has been due to a drop in household size (from 2.41 persons per household in 1990 to 2.20 persons per household in 2005), there has also been a net loss of households. During the 1990s, the area lost 1,600 households, many in the Ivy City and Trinidad communities. By 2000, these communities had some of the highest rates of abandoned housing stock in the city. Since 2000, the number of households has increased slightly. 2403.2~~

As indicated in Table 24.1, approximately ~~87~~70 percent of the area's residents are ~~African American~~**Black**, which is ~~significantly~~ higher than the citywide average of ~~60~~48 percent. **Since 2000, the Black population has decreased from 51,705 residents to 49,614 residents. Only about three** ~~Approximately ten~~ percent of the area's residents are of Hispanic origin, ~~and five percent are foreign born, which is an increase compared to three percent in 2000. The area has also experienced an increase in the foreign-born population, increasing from~~

Commented [SC4]: We should add a section here about the concentration of growth—where it's been most concentrated, least concentrated, etc. Maybe include a map. Maybe use the 2017 Census, since that's where the other information in this part comes from.

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five percent in 2000 to 12 percent in 2017. The foreign-born population is lower than the citywide average of 14 percent. 2403.3

Relative to the city ~~as a whole~~, the area has a ~~much~~-higher percentage of seniors. Almost one in ~~five-seven~~ residents of Upper Northeast is ~~over 65~~. **65 and over** and the percentage is ~~even~~-higher in neighborhoods like North Michigan Park and Woodridge. **The percentage of seniors has decreased since 2000 by almost three percent. The percentage of residents under the age of 18 has decreased slightly since 2000 but is higher than the citywide average (19 percent compared to 18 percent citywide).** ~~Approximately eight percent of the area's residents reside in group quarters, such as dormitories, seminaries, nursing homes, and community-based residential facilities. This is slightly higher than the percentage for the city as a whole, reflecting the large number of institutional uses that are present.~~ 2403.4

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NEW Table 24.1: Upper Northeast at a Glance. 2403.5

Basic Statistics and Projections						
	2000	2010	2017*	2025	2035	2045
Population	58,684	60,682	70,613	83,263	98,198	112,756
Households	23,513	24,762	27,000	35,780	43,253	50,501
Household Population	53,990	55,168	64,897	76,144	90,697	104,849
Persons Per Household	2.30	2.23	2.40	2.13	2.10	2.08
Jobs	---	27,155	30,731	36,715	46,443	52,846
Density (persons per sq mile)	6,669	6,896	8,024	9,462	11,159	12,813
Land Area (square miles)	8.8	8.8	8.8	8.8	8.8	8.8

2000 and 2017 Census Data Profile					
	2000		2017*		Citywide 2017*
	Total	Percentage	Total	Percentage	Percentage
Age					
Under 18	12,353	21.1%	13,143	18.6%	17.6%
18-64	35,901	61.2%	46,818	66.3%	70.6%
18-34	13,728	23.4%	20,769	29.4%	34.6%
35-64	22,173	37.8%	26,050	36.9%	35.9%
65 and over	10,430	17.8%	10,651	15.1%	11.9%
Residents Below Poverty Level	11,564	19.5%	12,133	18.3%	17.4%
Racial Composition					
White	5,316	9.0%	11,045	19.9%	40.7%
Black	51,705	87.1%	49,614	70.3%	47.7%
Native American	202	0.3%	470	0.7%	0.3%
Asian/Pacific Islander	496	0.8%	1,430	2.0%	3.8%
Other	845	1.4%	3,217	4.6%	4.6%
Multi-Racial	830	1.4%	1,837	2.6%	2.9%
Hispanic Origin	1,769	3.0%	7,012	9.9%	10.7%
Foreign-Born Residents	2,998	5.0%	8,414	11.9%	14.0%
Tenure					
Owner Households	11,501	48.4%	12,333	45.7%	41.7%
Renter Households	12,240	51.6%	14,666	54.3%	58.3%
Population 5+ yrs in same house in (2000 as in 1995, 2017 as in 2012)	32,775	58.4%	--	--	--
Housing Occupancy					
Occupied Units	23,741	88.4%	27,000	91.1%	90.2%
Vacant Units	3,111	11.6%	2,625	8.9%	9.8%
Housing by Unit Type					
1-unit, detached	5,506	20.5%	5,684	19.2%	11.9%
1-unit, attached	8,483	31.6%	9,118	30.8%	25.1%
2-4 units	4,845	18.0%	4,840	16.3%	10.3%
5-9 units	1,902	7.1%	1,846	6.2%	6.8%
10-19 units	3,001	11.2%	3,247	11.0%	10.5%
20 or more	3,090	11.5%	4,874	16.5%	35.4%
Mobile/other	25	0.1%	16	0.1%	0.1%

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

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2404

HOUSING CHARACTERISTICS

~~More than~~ Half of the housing units in Upper Northeast are single family homes. According to the ~~2000~~ **2017** Census, about ~~21~~ **19** percent of the units were single-family detached homes, and ~~32~~ **31** percent were row houses and townhomes. Both of these figures exceed the citywide average. **Duplexes, triplexes, and fourplexes made up** about ~~18~~ **16** percent, ~~of the units are in which is also~~ higher than the citywide average. ~~Conversely, only 8.3~~ **17** percent of the area's housing stock consists of multi-family buildings of ~~50~~ **20** units or more, compared to ~~23~~ **35** percent in the city as a whole. 2404.1

The ~~2000~~ **2017** Census also reported that the number of renter households ~~was slightly higher than~~ **and** the number of owner households in Upper Northeast ~~(54 percent and 46 percent respectively). The percent of renter households has increased by about three percent since 2000. was about equal. Much of Upper Northeast consists of stable, well-established housing stock with relatively low turnover. In 2000, almost 60 percent of the population had been living in their homes for five years or longer, significantly higher than the citywide average of 47 percent.~~ 2404.2

2405

INCOME AND EMPLOYMENT

According to the ~~2000~~ **2017** Census, median household income in Upper Northeast was ~~\$36,453~~ **\$62,605** compared to a citywide median of ~~\$45,927~~ **\$77,649**. Approximately ~~19~~ **18** percent of the area's residents lived below the federal poverty level. This is **slightly higher than the poverty level citywide at 17 percent** ~~an increase from 1990, when the figure was 15.1 percent.~~ 2405.1

Data from the Department of Employment Services and the Office of Planning indicates ~~that~~ Upper Northeast had ~~39,000~~ **30,731** jobs in ~~2005~~ **2017**, primarily in institutional uses and in the production, distribution, and repair sector. This represents ~~5.2~~ **four** percent of the city's job base. **The Planning Area has** ~~appears to have an excellent balance between jobs and households, with about 1.5~~ **1.1** jobs per household. ~~However, most of the jobs are held by non-District residents, and most of the residents in Upper Northeast work elsewhere. Based on 2000 Census data, about 54 percent of the Planning Area's jobs are filled by Maryland residents and about 12 percent are filled by Virginia residents. Only eight percent are filled by residents of Upper Northeast.~~ 2405.2

~~The 2000 Census found that about 31 percent of the residents of Upper Northeast worked in Central Washington and about 39 percent worked elsewhere within the District of Columbia. About 30 percent commuted to the suburbs.~~ 2405.3

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2406 PROJECTIONS

Based on an analysis of approved development, available land, regional growth trends, and local planning policies, the population decline experienced in Upper Northeast ~~since the 1950s~~ from the 1950s to the early 2000s has come to an end. In fact, the Planning Area is projected to add approximately ~~5,000~~ 22,565 households by ~~2025~~ 2045, and its population is projected to rise about ~~49.60~~ percent to ~~70,000~~ 112,756 residents. The primary areas of population growth are around the Metro stations at Fort Totten, Brookland, NoMa-Gallaudet U, and Rhode Island Avenue; along major corridors like New York Avenue, Rhode Island Avenue, and North Capitol Street; at Fort Lincoln; and in the vicinity of Hechinger Mall/Benning Road. 2406.1

More than half of the additional households are associated with specific sites that are in various stages of planning ~~right now~~ and development. These include the remaining vacant parcels at the Fort Lincoln New Town, WMATA-owned land at ~~the~~ three metro stations, and private development projects such as the ~~500-unit~~ approximately 257-unit Arboretum Place built north of Hechinger Mall, Union Market, Brookland Manor, and Catholic University. 2406.2

The number of jobs is expected to increase from 29,395 in 2015 to 52,846, an increase of ~~by~~ about ~~45.78~~ percent over the next ~~2030~~ years. Most of the increase is associated with redevelopment of key parcels along the New York Avenue and Bladensburg corridors, and mixed use development around the Metro stations. Expansion of industrially zoned acreage in the area is not expected. In fact, most of the employment growth will be the result of the planned conversion of former industrial land to new uses, especially near Metro, as identified in Small Area Plans such as the Brookland/CUA Small Area Plan and Florida Avenue Market Small Area Plan. 2406.3

2407 PLANNING AND DEVELOPMENT PRIORITIES

~~Workshops over the course of the Comprehensive Plan Revision provided an opportunity for residents of Upper Northeast to share their views on important planning issues. Input from these workshops was supplemented with feedback from Advisory Neighborhood Commissioners, community groups, and individual residents. Many other meetings have been held on long-range planning issues in the Upper Northeast Planning area, including workshops for the Northeast Gateway Small Area Plan; Ward 5 “summit” on transportation and economic development; transportation meetings on the Rhode Island Avenue, New York Avenue, and South Dakota Avenue corridors; and meetings on specific development proposals. 2407.1~~

~~Several important messages and priorities were expressed at these meetings:~~

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~~2407.2~~

- ~~a) Upper Northeast neighborhoods take pride in their stability as middle-class, family-oriented communities. Although the community's population declined by 20 percent during the 1980s and 1990s, there is still a strong sense of identity and civic pride in places like Arboretum, North Michigan Park, and Woodridge. Conservation of the existing housing stock is a high priority although there are differences of opinion on the best way to achieve this. Neighborhoods such as Brookland, where about two-thirds of the homes pre-date World War II, have debated the possibility of historic district designation but have yet to reach a consensus on the best way to preserve the historic character of the community.~~
- ~~b) Residents of Upper Northeast are feeling the pressure of escalating housing costs. Displacement is a concern in neighborhoods like Ivy City and Trinidad, where one-quarter of the residents live below the poverty line and home prices have tripled in the last five years. Upper Northeast includes many lower income households, residents on public assistance, and hard working people trapped in low wage jobs. There is anxiety about expiring federal housing subsidies, and the future of large assisted housing complexes like Langston Dwellings. Residents want assurance that they will not be dislocated if and when these complexes are renovated or replaced. The recent redevelopment of Montana Terrace provides a good example of meeting affordable housing needs while creating opportunities for home ownership and stability for existing residents.~~
- ~~c) Residents are concerned that they are the location of choice for "unwanted" municipal land uses, such as trash transfer stations, bus garages, youth detention centers, vehicle maintenance facilities, and halfway houses. While there is an appreciation for the importance of these uses to the city, there are concerns about their continued concentration in Upper Northeast simply because the area has a large supply of industrially zoned land.~~
- ~~d) Upper Northeast neighborhoods have lived with the heavy truck traffic, noise, and visual blight that comes with industrial land uses for decades. This is particularly true in Ivy City, Langdon, Brentwood, and the 7th-8th Street NE area southwest of the Brookland Metro station. Residents are especially concerned about large trucks, vibration, dust, air pollution, and the transport of hazardous materials on the railroads. There is also a desire to clean up "brownfield" sites in the community and return them to productive use. These sites provide an opportunity to apply "green" development principles, turning environmental liabilities into environmental assets.~~
- ~~e) Retail choices in Upper Northeast need to be expanded. For 20 years, Hechinger Mall was the only large shopping center in the area. Options have improved with the opening of Home Depot/ Giant, and will get better still with a planned new shopping center at Fort Lincoln, but these centers are auto-oriented and are not convenient to everyone in the community. Many of the commercial areas in Upper Northeast are dominated by used car lots, carry-outs, liquor stores, automotive uses and other activities that are not conducive to neighborhood shopping. More retail districts like Brookland's~~

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~~12th Street are desired to meet the day-to-day needs of residents. Rhode Island Avenue, Benning Road, Florida Avenue, Bladensburg Road, and the areas around the Metro stations have the potential to become pedestrian-oriented shopping districts. The Florida Market also has the potential to become a more vital shopping district, serving not only as a wholesale venue but also as a retail center for Ivy City, Trinidad, Eckington, and nearby neighborhoods.~~

~~f) Although seminaries, cemeteries, and institutions provide much greenery, and the community is ringed by the National Arboretum, the Anacostia River, and the Fort Circle Parks, much of Upper Northeast is starved for public parkland. More active recreational areas, playgrounds, athletic fields, and traditional neighborhood parks are needed. Better connections to the Arboretum and Anacostia River are needed. There are also concerns that the large institutional open spaces—particularly the great lawns and wooded glades of the area’s religious orders—may someday be lost to development. These properties are important to the health of the community and should be considered as opportunities for new neighborhood and community parks (as well as housing) if they become available. They are the “lungs” of the neighborhood.~~

~~g) The area’s major thoroughfares need to be improved. New York Avenue is the gateway to the Nation’s capital for over 100,000 vehicles a day and provides the first impression of Upper Northeast (and the District of Columbia) for many residents, commuters, and visitors. Its motels and fast food joints, used car lots, chop shops, strip clubs, salvage yards, and warehouses do not project a positive image. Moreover, the street is often clogged with traffic, especially around its interchanges with South Dakota Avenue and Florida Avenue. The same is true of Bladensburg Road, and some of the other arterial streets in the area. The community wishes to see these corridors upgraded, without diverting traffic to other thoroughfares and residential streets nearby.~~

~~h) Upper Northeast did not experience the kind of large-scale development experienced elsewhere in the city between 2000 and 2005, but that is likely to change in the next few years. Proposals to redevelop the Capital City Market as a “new town” are being discussed, and a large mixed-use development is also under consideration at the Bladensburg/ New York Avenue intersection. Residents are also very interested in proposals for the McMillan Reservoir Sand Filtration Site and the Armed Forces Retirement Home, as development on these sites would challenge the roads, infrastructure, and public services in Upper Northeast. Growth and development must be carefully managed to avoid negative impacts, and should be leveraged to provide benefits for the community.~~

~~i) There is general—though not universal—agreement that the Rhode Island Avenue, Brookland/ CUA, and Fort Totten Metrorail stations are logical locations for future development. The stations are currently adjoined by parking lots and industrial uses that do not take advantage of their proximity to Metro. These areas may provide opportunities for apartments, condominiums, townhomes, and other types of moderate and medium density housing, provided that measures are taken to buffer adjacent lower density~~

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~~neighborhoods, address parking and traffic issues, and mitigate other community concerns. There are differences of opinion as to the appropriate density of development and the precise mix of uses at each station. Small Area Plans are needed for each area to continue the community dialogue on their future.~~

- ~~j) More should be done to connect Upper Northeast residents with jobs in the Planning Area. Right now, only 10 percent of those who live in Upper Northeast actually work in Upper Northeast. With 40,000 jobs in the community, that figure should be much higher. The area's nine percent unemployment rate is unacceptably high. Trade schools, vocational schools, and apprenticeship programs are needed to strengthen labor force skills and provide more pathways to employment for local residents.~~
- ~~k) Schools and other public facilities in Upper Northeast should be retained in public ownership, even if they are closed due to "underenrollment." Residents attending Comprehensive Plan meetings felt strongly that these facilities should not be sold for development, but should be kept in public ownership and used for the delivery of other community services, such as health care and senior care. The need for senior services is particularly high, given the high percentage of seniors (over 25 percent of the population in neighborhoods like Woodridge and North Michigan Park). Many of the schools, libraries, recreation centers, and other public facilities in the area are in need of modernization. Crummell School is a particularly troubling example. The modernization of Noyes Elementary and Luke Moore Academy are promising, but there is much more to accomplish.~~

2408 UNE-1.1 GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION

The following general policies and actions should guide growth and neighborhood conservation decisions in Upper Northeast. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. 2408.1

Policy UNE-1.1.1: Neighborhood Conservation

~~Protect and enhance the stable~~ **Encourage growth while maintaining stability in the settled** neighborhoods of Upper Northeast, such as Michigan Park, North Michigan Park, University Heights, Woodridge, Brookland, Queens Chapel, South Central, Lamond Riggs, and Arboretum. The residential character of these areas ~~shall~~ **should** be conserved **while allowing new housing opportunities for all incomes**; and places of historic significance, gateways, parks, and special places ~~shall~~ **should be preserved and** ~~be~~ enhanced. 2408.2

Policy UNE-1.1.2: Compatible Infill

Encourage compatible residential infill development throughout Upper Northeast neighborhoods, especially in Brentwood, Ivy City, and Trinidad,

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where numerous scattered vacant residentially-zoned properties exist. Such development should be consistent with the designations on the Future Land Use Map. New and rehabilitated housing in these areas should meet the needs of a diverse community that includes renters and owners; seniors, young adults, and families; and persons of low and very low income as well as those of moderate and higher incomes. 2408.3

Policy UNE-1.1.3: Metro Station Development

Capitalize on the presence of the Metro stations at Rhode Island Avenue, Brookland/CUA, and Fort Totten, to provide new transit-oriented housing, community services, and jobs. New development around each of these three stations is strongly supported. **Locating higher-density housing near Metro minimizes the impact of cars and traffic that would be expected if the residents lived farther from high capacity transit.** The District will coordinate with WMATA to ensure that the design, density, and type of housing or other proposed development at these stations is compatible with surrounding neighborhoods; respects community concerns and feedback; **and** serves a variety of household incomes; ~~and mitigates impacts on parking, traffic, and public services.~~ Development shall comply with other provisions of the Comprehensive Plan regarding the compatibility of new land uses with established development, **such as existing production, distribution, and repair (PDR) uses. Development shall also comply with other Comprehensive Plan guidance regarding** the provision of appropriate open space, ~~and mitigation of impacts on traffic, parking management of mobility,~~ and public services. 2408.4

Policy UNE-1.1.4: Reinvestment in Assisted Housing

Continue to reinvest in Upper Northeast's publicly-assisted housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5

Policy UNE-1.1.5: Vacant and Abandoned Structures

Reduce the number of vacant, abandoned, and boarded up structures in Upper Northeast, particularly in the Ivy City and Trinidad areas. 2408.6

Policy UNE-1.1.6: Neighborhood Shopping

Improve neighborhood shopping areas throughout Upper Northeast. Continue to enhance 12th Street NE in Brookland as a walkable neighborhood shopping street and encourage similar pedestrian-oriented retail development along Rhode Island Avenue, Bladensburg Road, South Dakota Avenue, West Virginia Avenue, Florida Avenue, and Benning Road. New pedestrian-oriented retail activity also should be encouraged around the area's Metro stations. 2408.7

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Policy UNE-1.1.7: Larger-Scale Retail Development

Encourage additional community-serving retail development at the existing Brentwood Shopping Center (Home Depot-Giant), the Rhode Island Avenue Shopping Center (4th and Rhode Island NE), and Hechinger Mall. Encourage new large-scale retail development at Fort Lincoln. Design such development to complement, rather than compete with, the neighborhood-oriented business districts in the area. 2408.8

Policy UNE-1.1.8: Untapped Economic Development Potential

Recognize the significant potential of the area's commercially and industrially zoned lands, particularly along the New York Avenue corridor, V Street NE, West Virginia Avenue, and Bladensburg Road, and around the ~~Capital City~~ Florida Avenue Market, to generate jobs, provide new shopping opportunities, enhance existing businesses, create new business ownership opportunities, and promote the vitality and economic well-being of the Upper Northeast community. The uses, height, and bulk permitted under the existing ~~M PDR and CM+~~ zones are expected to remain for the foreseeable future. 2408.9

Policy UNE-1.1.9: Production, Distribution, and Repair Uses

~~Retain the existing concentration of production, distribution, and repair (PDR) uses in Upper Northeast, but e~~ Encourage the upgrading of these existing production, distribution, and repair (PDR) uses through higher design standards, landscaping, and improved screening and buffering. Emphasize a mixture of new uses to be co-located with the PDR uses, including retail and office space, that create jobs for Upper Northeast area residents, and that minimize off-site impacts on the surrounding residential areas. 2408.10

Policy UNE-1.1.10: High Impact Industrial Uses

Strongly discourage the further proliferation of junkyards, scrap yards, and other high impact industrial uses within the area, since these activities do not enhance the quality of life in either the city as a whole or the surrounding residential areas of Upper Northeast. Take appropriate action to reduce the potential for these uses to encroach into established residential and commercial areas within Upper Northeast, and to address environmental health and safety issues for employees and for those who live or work nearby. 2408.11

Policy UNE-1.1.11: Buffering

Improve the interface between residential neighborhoods, industrial/ commercial areas, and the railroad and Metro rail lines. Protect neighborhoods such as Gateway, South Central, Ivy City, North Michigan Park, and Brentwood from noise, truck traffic, commuter traffic, odor and compromised infrastructure; and take steps to reduce the damaging effects of excessive noise and vibration from Metrorail and commercial train traffic for homes along the CSX and Metro lines in Brookland, Queens Chapel, North Michigan Park, Brentwood and Gateway. 2408.12

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Policy UNE-1.1.12: Truck Traffic

Continue to work with the community and area businesses to significantly reduce heavy truck traffic on residential streets, particularly along W Street, West Virginia Avenue, Taylor Street NE, and 8th Street NE. Assess the circulation needs of businesses in these areas to determine if there are alternate means of access that would reduce impacts on adjacent neighborhoods. 2408.13

Action UNE-1.1.A: Industrial/Residential Buffers

Develop additional solutions to buffer residential and industrial areas from one another. ~~One possibility is to consider extending the Langdon Overlay (L-O) zone, which prohibits certain types of industrial uses in immediate proximity to residential uses and which requires screening to protect residential areas. Other approaches to buffering, such as~~ the recommendations in the 2014 Ward 5 Works Industrial Land Transformation Study and design guidelines, ~~also should be considered.~~ 2408.14

Action UNE-1.1.B: Industrial Land ~~Use~~ Transformation Study

Implement the ~~applicable~~ recommendations of the ~~2006 Industrial Land Use Study for Upper Northeast~~ 2014 Ward 5 Works Industrial Land Transformation Study (see the Land Use and Economic Development Elements for a description of this Study). 2408.15

Action UNE-1.1.C: Traffic Safety Improvements

Improve traffic safety throughout the Upper Northeast area, particularly along Eastern Avenue, Franklin Street, Monroe Street, Brentwood Road, Bladensburg Road, Florida Avenue, West Virginia Avenue, Mt. Olivet Road, Rhode Island Avenue, South Dakota Avenue, and New York Avenue. 2408.16

2409 UNE-1.2 CONSERVING AND ENHANCING COMMUNITY RESOURCES 2409

Policy UNE-1.2.1: Streetscape Improvements

Improve the visual quality of streets in Upper Northeast, especially along North Capitol Street, Rhode Island Avenue, Bladensburg Road, New York Avenue, Eastern Avenue, Michigan Avenue, Maryland Avenue, Florida Avenue, West Virginia Avenue, and Benning Road. Landscaping, street tree planting, street lighting, and other improvements should make these streets more attractive community gateways. 2409.1

Policy UNE-1.2.2: ~~Protecting~~ Preserving Local Historic Resources

Protect historic resources in Upper Northeast, including Gallaudet University, the Brooks Mansion, Crummell School, the homes of Ralph Bunche and Samuel Gompers, the Franciscan Monastery, Langston Terrace housing project, Langston Golf Course, Union Market Terminal, the Hospital for Sick Children, Glenwood

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Cemetery, and the Fort Circle Parks. 2409.2

Policy UNE-1.2.3: Highlighting Local Cultural Resources

Develop new means to highlight the historic and cultural resources in Upper Northeast, such as improved signage and trails connecting the Fort Circle Parks, organized tours of the area's religious landmarks, and tours of historic homes in Brookland and other parts of the community. 2409.3

Policy UNE-1.2.4: Linking Residents to Jobs

Improve linkages between residents and jobs within Upper Northeast so that more of the area's ~~40,000~~ working age adults fill the ~~approximately 40,000~~ jobs located within the Planning Area. Achieve this linkage by developing additional vocational and trade schools within Upper Northeast, **such as the streetcar maintenance facility**, encouraging apprenticeships and internships, and creating new partnerships between the area's major employers, the District, the public and charter schools, local churches, and major institutions. 2409.4

Policy UNE-1.2.5: Increasing Economic Opportunity

Create new opportunities for small, local, and minority businesses within the Planning Area, and additional community equity investment opportunities as development takes place along New York Avenue, Bladensburg Road, Benning Road, **West Virginia Avenue**, and around the Metro stations. 2409.5

Policy UNE-1.2.6: Connecting to the River

Recognize the Anacostia River and the land along its banks as an essential and integral part of the Upper Northeast community. Improve the connections between Upper Northeast neighborhoods and the Anacostia River through trail, path, transit, and road improvements, linking the Gallaudet campus as an institutional open space with the adjacent open spaces to the east, including the Mt. Olivet Cemetery and the National Arboretum, and extending to the Anacostia River **and Riverwalk**. ~~Opportunities also exist for connections between the Gallaudet campus and the network of open spaces to the west, including the Metropolitan Branch Trail and the Burnham Spine to create a green spine through Northeast DC for bicycle and pedestrian movement from the Mall/Union Station area to the Anacostia River and back down to the Mall along the proposed Anacostia River Walk.~~ Provide amenities and facilities in the planned waterfront parks that meet the needs **and promote the resilience** of Upper Northeast residents. 2409.6

Policy UNE-1.2.7: Institutional Open Space

Recognize the particular importance of institutional open space to the character of Upper Northeast, particularly in and around Brookland, Woodridge, and Gallaudet University/Trinidad. Opportunities also exist for connections between the Gallaudet campus and the network of open spaces to the west, including the Metropolitan Branch Trail and the Burnham Spine, **which lead to Union Station**

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~~and the National Mall, to create a green spine through Northeast DC for bicycle and pedestrian movement.~~ In the event that large institutional uses are redeveloped in the future, pursue opportunities to dedicate substantial areas as new neighborhood parks and open spaces. Connections between Upper Northeast open spaces and the network of open space between McMillan Reservoir and Fort Totten also should be pursued. 2409.7

See also Land Use Element Policy LU-2.3.7, Section LU-3.2, and the Park and Open Space Element (Section PROS-4) for policies on institutional uses.

Policy UNE-1.2.8: Environmental Quality

Improve environmental quality in Upper Northeast, with particular attention given to the reduction of emissions and particulates from trucks and industrial uses in the area. **Increase tree canopy in Ivy City and other areas where tree cover is limited.** 2409.8

Action UNE-1.2.A: Parkland Acquisition

Address the shortage of parkland in the Planning Area, placing a priority on the areas with the most severe deficiencies. According to the 2006 Parks and Recreation Master Plan, these areas include Edgewood, Ivy City, the Carver/Langston area, and the southwest part of Brookland. 2409.9

Action UNE-1.2.B: Hazardous Materials Transport

Continue to ~~advocate lobby~~ for **safeguards and** restrictions on the transport of hazardous cargo through the Upper Northeast Planning Area, particularly on the rail lines which abut the community's residential neighborhoods. 2409.10

Action UNE-1.2.C: Main Streets/Great Streets

Consider the designation of additional commercial areas as DC Main Streets, including ~~the Woodridge shopping area along Rhode Island Avenue, and portions of Bladensburg Road. Consider adding Rhode Island Avenue to the city's "Great Streets" program, making it eligible for funding for transportation, streetscape, and façade improvements.~~ 2409.11

NEW

Action UNE-1.2.E: Arboretum Bridge

Continue to work the with National Park Service on the development of the Arboretum Bridge and Trial project which will create a pedestrian connection between the Arboretum and Kenilworth Park North on the east side of the Anacostia River.

Draft Amendments

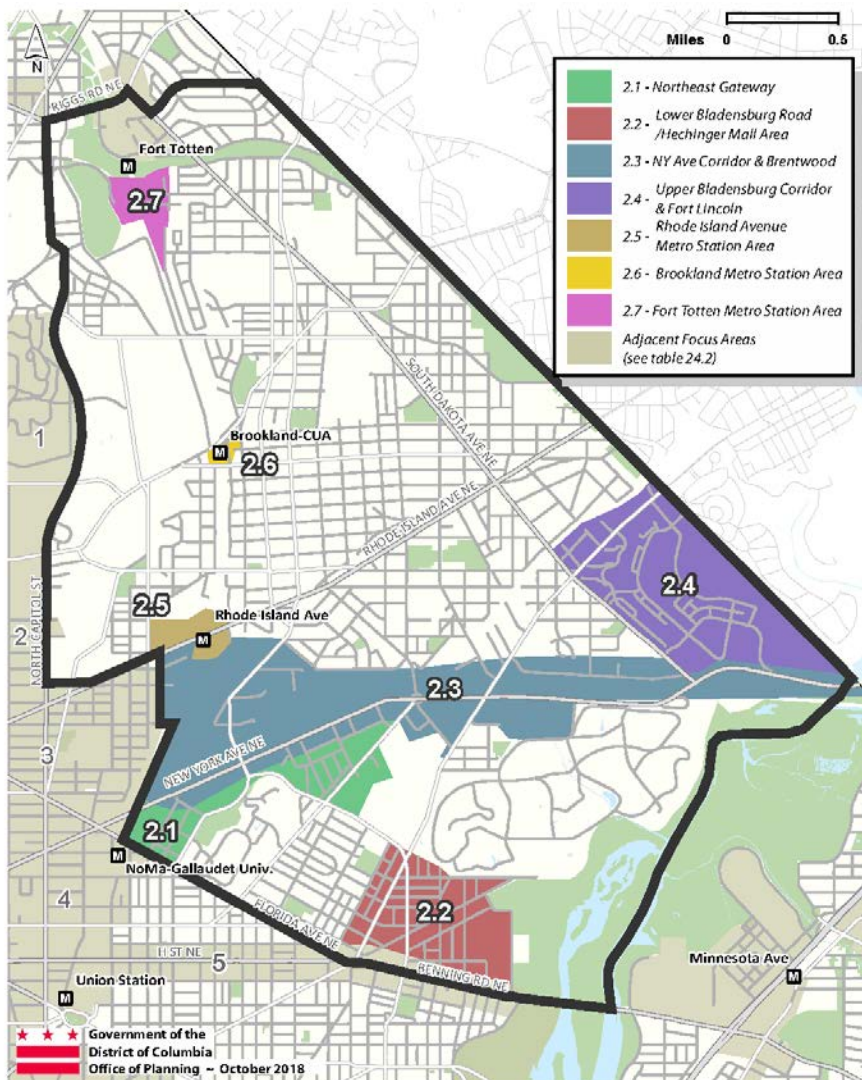
2410 UNE-2 POLICY FOCUS AREAS 2410

Table 24.2: Policy Focus Areas Within and Adjacent to Upper Northeast.2410.1

Table 24.2: Policy Focus Areas Within and Adjacent to Upper Northeast <small>2410.1</small>	
Within Upper Northeast	
2.1	Northeast Gateway
2.2	Lower Bladensburg Road/Hechinger Mall
2.3	New York Avenue Corridor and Brentwood
2.4	Upper Bladensburg Rd/Fort Lincoln
2.5	Rhode Island Avenue Metro Station
2.6	Brookland Metro Station Area
2.7	Fort Totten Metro Station Area
Adjacent to Upper Northeast	
1	Armed Forces Retirement Home/Irving Street Hospital Campus
2	McMillan Sand Filtration Site
3	Mid City East (North Capitol St/Florida Av/New York Ave)
4	NoMA/Northwest One
5	H Street/Benning Road (Capitol Hill)

Draft Amendments

NEW Map 24.1: Upper Northeast Policy Focus Areas. 2410.2



Draft Amendments

This Area Element includes more detailed policy direction for seven specific areas (see Map 24.1 and Table 24.2). Each area requires direction and guidance beyond that provided by the citywide elements and the earlier part of this Area Element. These areas include:

- Northeast Gateway, including ~~Capital City~~ Florida Avenue Market, ~~and Ivy City, and the West Virginia Avenue Public Works Campus~~
- Lower Bladensburg Road/Hechinger Mall
- New York Avenue Corridor and Brentwood
- Upper Bladensburg Corridor and Fort Lincoln
- Rhode Island Avenue Metro Station Area and Corridor
- Brookland Metro Station Area
- Fort Totten Metro Station Area. 2410.3

2411

UNE-2.1 NORTHEAST GATEWAY 2411

Northeast Gateway includes the neighborhoods of Ivy City and Trinidad, as well as the ~~Capital City~~ Florida Avenue Market, ~~and~~ Gallaudet University, ~~and the West Virginia Avenue Public Works Campus~~ (Carver Terrace, Langston Terrace, Arboretum, and Hechinger Mall are also in the Northeast Gateway area but are addressed in Section UNE-2.2). 2411.1

The diverse residents of the Northeast Gateway share a proud heritage as an African American community within sight of the US Capitol building. They benefit from proximity to amenities like the Langston Golf Course, the National Arboretum, and the ~~new~~ NoMa-Gallaudet U-Metro station at New York Avenue. However, the community also suffers the effects of concentrated poverty, community service needs, and affordability concerns underscored by surrounding large-scale development. Trinidad has one of the highest numbers of returning citizens in the District, a poor image, and perceptions of neglect. Some residents perceive their neighborhood as a “dumping ground” for undesirable land uses. Today, they ask for Residents old and new seek the same quality public services and facilities that other residents of the District receive. 2411.2

The ~~Capital City~~ Florida Avenue Market (also known as the Union Terminal Market or the ~~Florida Avenue~~ Union Market) is one of the most notable and unique features of the Northeast Gateway area. The market was initially constructed to house businesses displaced from Downtown ~~Washington because of federal building expansions~~ by construction of the Federal Triangle. Today it continues to offer one-stop shopping for wholesalers and restaurant suppliers, selling goods ranging from produce, meats, seeds, and seafood to ethnic specialty foods. While the Market is a one-of-a-kind institution, it has been ~~plagued by code violations and traffic circulation and congestion, environmental, and safety issues~~ experiencing rapid

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redevelopment and is transforming from a traditional industrial distribution center into a mixed-use neighborhood. This change has put some current businesses at risk for displacement, particularly wholesalers and restaurant suppliers, even as new businesses spring up. On the other hand, changes in Northeast Gateway are also advancing other elements of the Comprehensive Plan as well as the DC Cultural Plan by enlivening the area through outdoor movie showings and other cultural gatherings.
2411.3

In 2005, the District completed a revitalization strategy for the Northeast Gateway to address key planning and development issues. The Strategy addressed five key issues: housing revitalization, commercial revitalization, human capital, public facilities, and community image/public realm. It identified four key areas for revitalization, including Bladensburg Road, the Montana/New York/Bladensburg Triangle, the central part of Ivy City, and the Capital City Market. 2411.4

NEW

A Master Plan for the West Virginia Avenue Public Works Campus, located on the eastern edge of this area, was completed in 2016. The Plan focuses on a 19.4-acre District-owned site bordered on the east by Mount Olivet Cemetery and on the northwest by West Virginia Avenue. The site is currently used for a variety of public works activities, including fleet operations, solid waste management, parking enforcement, a tire shop and car wash, and equipment storage. The District intends to consolidate operations from scattered sites to this property, while modernizing the entire complex to be a state-of-the-art public works campus. Nearly 300,000 square feet of new floor space is planned, including 123,000 square feet of new offices and a 165,000 square foot maintenance facility.

NEW

One of the major themes of the West Virginia Avenue Public Works Campus Master Plan is to improve connections between the campus and surrounding neighborhoods, including streetscape investments, pedestrian and bicycle safety improvements, and a more welcoming street presence along West Virginia Avenue. New amenities such as a park, plaza, and local-serving retail space are planned, providing essential assets to a community that presently lacks public gathering space and parkland. The West Virginia Avenue campus is envisioned as a showcase for sustainability, with renewable energy, water conservation, zero waste, and green building measures used to reduce its environmental footprint.

Policy UNE-2.1.1: Ivy City Infill Development

Support the development of additional infill housing in Ivy City, including “loft style” and live-work housing that blends with the industrial character of the neighborhood. Support a range of housing designs that fosters affordability and accommodates a mix of household types, including families.

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Rehabilitation and renovation of the existing housing stock also should be strongly encouraged. 2411.5

Policy UNE-2.1.2: ~~Capital City~~Florida Avenue Market

Redevelop the ~~Capital City~~Florida Avenue Market into a **multimodal** regional destination that may include residential, dining, entertainment, office, hotel, **maker**, and wholesale food uses. The wholesale market and the adjacent DC Farmers Market are ~~important but undervalued~~**protected historic** amenities that should be preserved, upgraded, and more effectively marketed. 2411.6

Policy UNE-2.1.3: Consolidating DC Government Operations

Make more efficient use of the DC government-owned properties in the Northeast Gateway area, **and undertake improvements which make these properties a more attractive, integral, and positive part of adjacent neighborhoods** ~~including the DC Housing Authority Motor Pool site and the DC school bus parking lot, and the DC Vehicle Maintenance complex. Avoid the further concentration of human service and transportation facilities in this area, and improve buffering between these uses and nearby residential areas.~~ 2411.7

Policy UNE-2.1.4: Northeast Gateway Urban Design Improvements

Improve the image and appearance of the Northeast Gateway area by creating landscaped gateways into the community, creating new parks and open spaces, ~~upgrading~~**implementing traffic calming measures on key streets as specified in the Northeast Gateway Revitalization Strategy**, and improving conditions for pedestrians, **cyclists, and other non-car travelers** along Florida Avenue and other neighborhood streets. 2411.8

Action UNE-2.1.A: ~~Capital City~~Florida Avenue Market

Develop and implement plans recommendations in the Florida Avenue Market Small Area Plan for the revitalization and development of the ~~Capital City~~Florida Avenue Market into a mixed use residential, ~~and commercial, and wholesale industrial~~**destination, centered around a low-rise core of historic buildings. Implementation of R** redevelopment plans for the site shall be achieved through a collaborative process that involves the landowners and tenants, the project developers, the District government, and the community. 2411.9

Action UNE-2.1.B: Northeast Gateway Open Space

Develop additional and interconnected public open spaces in the Ivy City and Trinidad areas, including a public ~~green~~**plaza and park** on ~~the~~ West Virginia Avenue **Public Works Campus**, ~~open space on the current site of the DCPS school bus parking lot,~~ and improved open space at the Trinidad Recreation Center and the Crummell School grounds. 2411.10

Draft Amendments

Action UNE-2.1.C: Crummell School Reuse

A high priority should be given to the rehabilitation of the historic Crummell School with a mix of uses for community benefit, such as workforce/affordable housing, jobs ~~training~~, or meeting space. Crummell School was built in 1911 and educated African-American children from that time until 1972. The structure, which is a designated historic landmark, has been vacant for more than 30 years. 2411.11

NEW

Action UNE-2.1.D: Transformation of West Virginia Avenue Public Works Campus

Encourage the advancement of the recommendations of the 2014 Ward 5 Works Industrial Land Transformation Study related to the 2015 Department of Public Works Campus Master Plan to transform the DC Government operations and properties at West Virginia Avenue and Okie Street into a world-class, mixed-use campus that includes public open space, public amenities, and maker/production space. The campus should be a model of sustainable design and public works operations and a catalyst for local community development. 2411.12

2412

UNE-2.2 LOWER BLADENSBURG ROAD/HECHINGER MALL 2412

Bladensburg Road extends from the “starburst” intersection at H Street/ Benning Road approximately 2.7 miles northeast to the DC/Maryland border. The road is an important community gateway, providing access to the National Arboretum and residential neighborhoods in Upper Northeast, as well as a commuter route for suburban communities in Prince Georges County. The road contains two distinct segments: the “lower” portion (addressed here) is south of New York Avenue. The “upper” portion (addressed in Section 2.4) is north of New York Avenue and is part of the South Central/Gateway and Fort Lincoln neighborhoods. 2412.1

Hechinger Mall anchors the lower end of the Bladensburg corridor. The Mall was developed in 1982, in part to help bring retail back to Northeast DC following the demise of H Street NE after the 1968 riots. At one time, the 190,000 square foot Mall had one of the largest stores in the Hechinger chain, but today it serves as a community shopping center anchored by a supermarket, a pharmacy, and several national discount retailers. The adjacent ~~area~~ **Benning Road NE and Bladensburg Road NE are part of the H Street Main Street service area** ~~includes the western end of Benning Road, which is included in the city’s “Great Streets” program.~~ 2412.2

The area immediately to the east includes the Langston Terrace and Carver Terrace public housing projects, historic Langston Golf Course, and the “Schools on the Hill” campus comprised of **the former** Spingarn Senior High

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School, Brown Junior High School, and Charles Young Elementary. The area has played an important role in the history of the District's African-American community. Langston Terrace Dwellings was the District's first public housing complex and was designed by renowned African American architect Hilyard Robinson. When it opened in 1938, prospective residents had to be gainfully employed African American residents with children. **The federally-owned** Langston Golf Course shares a similar history; when it opened in 1939, it was the only golf course in the city open to African Americans. The nearby 42-acre Schools on the Hill Campus provides a particularly attractive academic setting above the Anacostia River, and is one of the largest complexes of public school buildings in the city. 2412.3

The Hechinger/Benning area is ~~expected to undergo~~ **experiencing** significant change ~~during the next 20 years~~, driven in part by the revival of northeast Capitol Hill, the H Street corridor, and the Anacostia Waterfront area. ~~Some 500~~ **Approximately 257** units of housing ~~are planned~~ **were delivered** at Arboretum Place just north of Hechinger Mall. The Mall itself offers long-term opportunities for redevelopment as a more pedestrian-friendly and urban mixed use center, with additional square footage and possibly new uses such as housing. Pedestrian-oriented retail storefronts along Bladensburg Road hold the potential for revival and restoration. ~~Langston Terrace has been suggested as a possible "new community" site, raising the possibility of infill development and new mixed income housing around the complex.~~ The **historic** 42-acre Schools on the Hill campus also has been considered as the showpiece for a "city of learning" ~~initiative (Hilltop Career Academies)~~, with new educational facilities, mixed use development, and services that are integrated with the adjacent neighborhood. **The H Street/Benning Road NE streetcar line started passenger service in 2016. The Spingarn streetcar and training facility was also delivered at that time and includes space for light vehicle maintenance and a community room.** 2412.4

Policy UNE-2.2.1: Mixed Use Development Along Benning and Bladensburg
Improve the overall appearance of Benning and Bladensburg Roads in the vicinity of Hechinger Mall. Pursue opportunities for additional pedestrian-oriented mixed use development fronting on these streets, including ground floor retail uses and upper floor housing. **Housing opportunities should accommodate a mix of incomes, families and other households.** Such development should be linked to transportation investments along these streets, including the ~~proposed~~ streetcar along H Street/Benning Road, **the ongoing Florida Avenue redesign, and the proposed West Virginia Avenue redesign.** 2412.5

Policy UNE-2.2.2: Hechinger Mall

Promote continued reinvestment in Hechinger Mall as a community shopping center. Support additional development on the Hechinger site, creating a more urban and **safer** pedestrian-oriented ~~character~~ **streetscape** and adding new uses such as housing. **Housing opportunities should accommodate a mix of incomes, families and other households.** 2412.6

Draft Amendments

Policy UNE-2.2.3: Arboretum Gateway

Improve the visual quality of Bladensburg Road and enhance its function as a gateway to the National Arboretum. 2412.7

Policy UNE-2.2.4: Langston and Carver Terrace

Sustain the Langston Terrace and Carver Terrace developments as essential housing resources for lower income families. ~~Important historic elements of~~ Langston Terrace should be protected and ~~restored~~ **preserved**. 2412.8

Policy UNE-2.2.5: Schools on the Hill Campus

Improve the integration of the Schools on the Hill Campus (~~former~~ Spingarn, Brown, **Phelps**, and Young Schools) with the adjacent Carver/Langston neighborhood. 2412.9

a *Policy UNE-2.2.6: Extension of H Street NE Arts District*

Work with area stakeholders to develop a strategy for promoting development of an arts district along the eastern end of Florida Avenue NE by considering linkages with the H Street NE arts and entertainment district and planned development on lower Bladensburg Road. ~~Support of additional development and visual improvements on the corridor, and support of visual improvements.~~ 2412.9a

Action UNE-2.2.A: Schools on the Hill Campus Planning

Undertake a planning process to enhance the physical environment of the Schools on the Hill Campus, enabling the campus to function more effectively as a neighborhood resource, a gateway from the neighborhoods of Upper Northeast to the Anacostia River parklands, and an educational complex (“city of learning”) that benefits residents of all ages. **Completed – See Implementation Table.** 2412.10

Action UNE-2.2.B: Lower Bladensburg Road Development

As described in the Northeast Gateway Small Area Plan, consider the use of form-based zoning along Bladensburg Road to encourage housing and mixed use development and to discourage additional auto dealerships and automotive uses. **Obsolete – See Implementation Table.** 2412.11

Action UNE-2.2.C: Reconfiguration of the “Starburst” Intersection

As recommended by the H Street Small Area Plan, redesign the starburst intersection at Florida Avenue, Benning, Bladensburg, H Street, and Maryland Avenues, and provide a public plaza in the northeastern quadrant of the intersection, adjacent to Hechinger Mall. **Completed – See Implementation Table.** 2412.12

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NEW *Action UNE-2.2.D: Crime Prevention*
Implement the Crime Prevention Through Environmental Design (CPTED) plans outlined in the Benning Road Corridor Redevelopment Framework.

NEW *Action UNE-2.2.E: Bladensburg Road Corridor*
Explore a tailored planning effort for Bladensburg Road Corridor that provides analysis and guidance for land use and urban design.

NEW *Action UNE-2.2.F: Langston Golf Course*
Continue to work with the Federal Government to transform the Langston Golf Course into an appealing amenity for the surrounding neighborhoods

NEW *Action UNE-2.2.G: Connectivity*
Leverage the existing streetcar and continue to explore transit options to improve connectivity to the RFK stadium to the south and the Anacostia River to the east (See Capitol Hill Area Element for additional guidance).

2413 UNE-2.3 NEW YORK AVENUE CORRIDOR/BRENTWOOD 2413

The New York Avenue corridor includes the expansive industrial and commercial area on both sides of New York Avenue between Florida Avenue and the Maryland state line. On the north, the corridor abuts the Brentwood and Langdon communities. On the south, it abuts Ivy City and the National Arboretum. ~~In 2001, the Brentwood neighborhood gained notoriety as the site of the US postal sorting facility where anthrax-contaminated mail addressed to two members of the U.S. Senate was handled. Two postal workers died from anthrax exposure, and the 633,000-square foot facility was closed for more than two years.~~ **Brentwood is home to the 633,000 square foot U.S. Postal facility.** Other large uses in the area include a Metrorail maintenance facility, the Ivy City rail yards, the WMATA Bladensburg Bus Division, and the ~~725,000-square foot~~ **historic** art-deco Hecht's warehouse, **now converted to apartments**. New York Avenue itself is lined by strip commercial uses such as hotels, fast food restaurants, and gas stations. 2413.1

The corridor faces land use, transportation, and urban design challenges. Some of the industrial uses are considered ~~obsolete~~ **underutilized** by today's market standards and are being considered for ~~additional~~ **new** uses such as retail development. **The physical environment along the New York Avenue corridor is indicative of auto-oriented uses with** ~~Tall pole-mounted signs create a cluttered and unattractive image and poorly designed~~ **and complex** intersection ~~configuration~~ **create traffic hazards that create hazards for non-motorists and the environment**. New York Avenue itself is **a major commuter corridor and truck route poised for a multi-modal transformation** ~~carrying far more traffic than it was designed to handle.~~ **In August 2013, the**

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“Gateway Wings” sculpture was integrated in to the New York Avenue Bridge, just east of Florida Avenue. The 50-foot high steel structure, which illuminates at night, signifies this important entrance to the center of the District. 2413.2

~~In 2005, the District’s Department of Transportation completed a multi-modal corridor study for New York Avenue and presented a number of recommendations for consideration. These included adding a tunnel from I-395 to 1st Street NE, building a “signature” bridge across Florida Avenue, reconstructing the Brentwood Avenue bridge, adding a traffic circle at Montana Avenue, and adding a grade-separated traffic circle at Bladensburg Road (through traffic on New York Avenue would pass beneath the circle). The recommendations also include widening the road and adding a landscaped median and turning lanes in selected areas, a linear park on the road’s north side, and significantly upgrading the corridor’s appearance from Bladensburg Road to South Dakota Avenue. The Corridor study included land use recommendations for key sites along New York Avenue, and also recommended architectural guidelines to reinforce the street edge.~~ In 2014 the District’s Department of Transportation completed moveDC, the District’s multimodal long-range transportation plan, which includes multiple recommendations for New York Avenue. The plan recognizes the significant transportation pressures New York Avenue faces from daily commuters and as a primary freight corridor. The plan recommends improvements to New York Avenue to help meet these needs, including managed lanes from I-395 to the District line and freight capacity improvements. The plan also recognizes that safety enhancements are needed along the corridor at major intersections with North Capitol Street, Florida Avenue, 4th Street and Bladensburg Road. The Plan also suggests building a trail and associated streetscape improvements along New York Avenue from Mt. Vernon Square connecting to the Arboretum, Fort Lincoln and the Anacostia River. 2413.3

Additional land use recommendations for the New York Avenue industrial area are contained in ~~an Industrial Land Use Study commissioned by the Office of Planning in 2005~~ the 2014 Ward 5 Works Industrial Land Transformation Study. These recommendations include strengthening and enhancing light industrial (production, distribution and repair) activities along the north side of the avenue between Montana and South Dakota Avenues, retaining the area’s municipal-industrial functions (bus garages, road maintenance facilities, etc.), and considering ~~a transition to~~ the addition of other uses (such as retail) on strategic sites. 2413.4

Policy UNE-2.3.1: New York Avenue Corridor

Improve the appearance of New York Avenue as a gateway to the District of Columbia. Support road design changes; ~~and~~ streetscape improvements, and new

Commented [SC8]: Keep this section as it was. No changes.

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~~land uses~~ that improve traffic flow and enhance the road's operation as a multi-modal corridor that meets both regional and local needs. 2413.5

2413.68

Policy UNE-2.3.2: Production, Distribution, and Repair Land Uses

Retain ~~a significant~~ **the some** concentration of production, distribution, and repair (PDR) land uses in the New York Avenue corridor. While ~~the some conversion of~~ industrial land ~~was converted~~ to other uses ~~can be considered~~ on ~~key select~~ sites, ~~including such as~~ the Bladensburg/Montana/New York "triangle," these changes should not ~~significantly~~ diminish the area's ability to function as an industrial district meeting the needs of government and District businesses and residents. ~~Retail and office uses have existed historically along both sides of V Street between Bladensburg Road and South Dakota Avenue NE and should continue in accordance with the existing CM and M zoning.~~ **Mixed-use redevelopment should preserve and increase complement PDR uses within the building envelope as a primary use when zoned PDR.** 2413.8

Policy UNE-2.3.3: Infill Development

Support infill development and redevelopment on underutilized commercial sites along New York Avenue. Particularly encourage ~~large-format destination~~ retail development that would provide better access to goods and services for residents, and sales tax dollars for the District. 2413.7

Policy UNE-2.3.4: Consolidate and Formalize Auto-Related Uses

Use zoning, enforcement, and other regulatory mechanisms to reduce the number of illegal auto-related activities on Bladensburg Road. ~~Consistent with the Northeast Gateway Plan, create a more attractive environment for the car dealerships and automotive businesses along Bladensburg Road, possibly including placing the development of an "auto mall."~~ **dealerships within an enclosed showroom.** 2413.8

Action UNE-2.3.A: New York Avenue Traffic Study

Refine the road design recommendations contained in the 2005 New York Avenue Corridor Study and identify capital improvements to carry out these recommendations. A high priority should be given to the redesign of the intersections at Montana Avenue and Bladensburg Road. **Completed – See Implementation Table.** 2413.9

Action UNE-2.3.B: Brentwood Road Improvements

Implement the recommendations of the Brentwood Road Transportation Study, intended to improve traffic flow, address parking issues, upgrade transit, and provide new pedestrian and bicycle facilities along Brentwood Road. **Completed – See Implementation Table.** 2413.10

Action UNE-2.3.C: Hecht's Warehouse

Encourage the reuse of the historic Hecht's warehouse building as an incubator

Commented [SC9]: OP says that it wants a walkable, bikeable Lower Bladensburg, but then says that it wants to preserve space for car dealerships. These priorities are inconsistent. Shoot, even Upper Bladensburg doesn't get that kind of treatment. See 2414.4. The former should take priority. Plus, with all the changes coming to Lower Bladensburg, we might see those auto dealerships get bought up for housing.

Draft Amendments

for technology-oriented uses, creative industries, and other activities which help grow the District's "knowledge economy." **Obsolete – See Implementation Table.** 2413.11

Action UNE-2.3.D: Business Improvement District

Consider the creation of a Business Improvement District (BID) serving the New York Avenue corridor. 2413.12

2414 UNE-2.4 UPPER BLADENSBURG ROAD AND FORT LINCOLN 2414

The Upper Bladensburg corridor has suffered from disinvestment for many years. ~~Although it continues to support some neighborhood retail activity, it is~~ **While still** dominated by automotive repair shops, auto parts shops, car lots, and vacant businesses, **there has been some retail activity in recent years including one of the first craft breweries to open in Upper Northeast.** 2414.1

The opportunity to improve Upper Bladensburg Road is tied to plans for Fort Lincoln, which is located northeast of the Bladensburg/South Dakota Avenue intersection. Plans to build out the remaining vacant land at Fort Lincoln are now ~~moving forward~~ **approved and under construction**, with more than ~~200 three- and four-bedroom townhomes already under~~ **two phases of** construction ~~completed~~. Additional townhomes, a shopping center, and offices or distribution facilities should follow in the coming years. The increased population presents an opportunity to revitalize the adjacent Bladensburg corridor, and bring back some of the neighborhood-oriented shopping that disappeared from the corridor years ago. 2414.2

Policy UNE-2.4.1: Fort Lincoln New Town

Support the continued development of Fort Lincoln New Town consistent with approved plans for the site. Fort Lincoln should be recognized as an important opportunity for family-oriented, owner-occupied housing, large-scale retail development, and additional employment. 2414.3

Policy UNE-2.4.2: Upper Bladensburg Corridor

Support additional neighborhood-serving retail uses along the Upper Bladensburg Road corridor (from South Dakota Avenue to Eastern Avenue). Encourage the gradual ~~transition~~ **transformation** of this area from an ~~auto-oriented~~ industrial "strip" to a more pedestrian-oriented ~~retail-mixed-use~~ area, providing services to the adjacent Woodridge, South Central, and Fort Lincoln neighborhoods, **while retaining PDR uses.** 2414.4

Action UNE-2.4.A: Streetscape and Façade Improvements

Develop programs to improve the streetscape and commercial facades along Bladensburg Road from Eastern Avenue to South Dakota Avenue. 2414.5

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Action UNE-2.4.B: South Dakota Avenue Transportation Study

Implement the recommendations in the DDOT South Dakota Avenue Transportation study, intended to improve traffic safety, reduce conflicts caused by heavy truck traffic, and reduce speeding. **Completed – See Implementation Table.** 2414.6

2415

UNE-2.5 RHODE ISLAND AVENUE-BRENTWOOD METRO STATION AND CORRIDOR 2415

This focus area includes the Metro station vicinity and the 2.7-mile corridor extending from North Capitol Street east to the Maryland line. The Rhode Island Avenue-Brentwood Metro station opened in 1976 and was one of the first stations in the system. Despite the fact that the station is just one mile from Downtown DC, its current configuration has a suburban ~~feel~~**design**. The station is adjoined by one of the largest surface parking lots in the District of Columbia on its southeast, and by an aging shopping center on the northwest. Other uses in the vicinity include the ~~new~~ “big box” retail center on Brentwood Road, light industrial uses, and strip commercial uses on Rhode Island Avenue. 2415.1

Land around the Rhode Island Avenue Metro station is underutilized ~~and does not provide the~~ **but there are development plans and infrastructure investments to create a** community focal point ~~it could~~. The WMATA parking lot ~~presents the most immediate and obvious opportunity for redevelopment~~**was redeveloped into the Rhode Island Row, a mixed-use development with residential and retail uses at the foot of the Metro station, east of the tracks.** ~~but~~ Over time additional properties may transition to new uses. Medium to high density housing is strongly encouraged in this area, and traffic improvements are recommended to make the station more accessible for pedestrians, bicyclists, and transit users. Improvements to the Metropolitan Branch Trail ~~are planned through this area~~**have been made through this area, including a pedestrian bridge over the railroad and there are opportunities for trail-oriented development at the Rhode Island Shopping Center west of the tracks. The Rhode Island/Brentwood Shopping Center offers another opportunity for improved pedestrian connectivity and transit-oriented development.** 2415.2

Extending east from the station, Rhode Island Avenue is a wide tree-lined street with well-kept homes and apartments, scattered commercial businesses and churches, and public uses like fire stations and parks. A walkable shopping district between 20th and 24th Streets NE serves as the retail heart of the Woodridge community **and serves as home of the Rhode Island Avenue Main Street.** 2415.3

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The general character of the Avenue is ~~not~~ expected to change ~~significantly over the next 20 years~~ as infill development occurs near the Metro station in several locations along the corridor, ~~but there are opportunities for moderate density infill development in several locations~~. Filling in “gaps” in the street wall would be desirable in the commercial areas, creating a more pedestrian-friendly environment. While most of the street is zoned for commercial uses, development that includes ground floor retail uses or maker spaces, including space for artists and creatives, and upper story housing would be desirable. The surrounding area is under-served by retail uses and would benefit from new restaurants, local-serving stores, and other services. 2415.4

Policy UNE-2.6.4: Brookland’s 12th Street Corridor

In consultation with property owners, community groups, and residents, use zoning, incentives, and other tools to facilitate mixed-use projects with retail and service uses at street level, and with residential and commercial uses on upper stories. Create productive synergies between 12th Street and planned adjacent economic development projects; assist with connectivity and parking policies; ensure quality project designs; and encourage voluntary preservation of buildings on 12th Street most emblematic of Brookland’s history and character. 2415.4

Policy UNE-2.5.1: Rhode Island Avenue/Brentwood Metro Station

Encourage the development of additional medium- to high-density mixed use, pedestrian and multimodal-friendly development around the Rhode Island Avenue Metro station, particularly on the surface parking lots in the station vicinity. Review the Rhode Island properties west of and proximate to the Rhode Island Avenue Metro station for transit connections and appropriate land use recommendations. 2415.5

Policy UNE-2.5.2: Redevelopment of Older Commercial and Industrial Sites

Encourage the long-term reuse of older commercial and industrial sites in the Rhode Island Avenue Metro station vicinity with ~~higher-value~~ mixed uses, including housing and production, distribution, and repair uses. Future mixed-use development should be pedestrian-oriented, with design features that encourage walking to the Metro station and nearby shopping. 2415.6

Policy UNE-2.5.3: Pedestrian Improvements

Enhance pedestrian connections between the neighborhoods around the Rhode Island Avenue Metro station and the station itself. This should include improvements to the “public realm” along Rhode Island Avenue, with safer pedestrian crossings, street trees, and other amenities that make the street more attractive. 2415.7

Policy UNE-2.5.4: Rhode Island Avenue Corridor

Strengthen the Rhode Island Avenue corridor from 13th to 24th Street NE as a pedestrian-oriented mixed use district that better meets the needs of residents in

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the Brentwood, Brookland, Woodridge, and South Central neighborhoods. Infill development that combines ground floor retail and upper-story office and/or housing should be encouraged, along with retention of historic significant structures and the Main Street character. 2415.8

Action UNE-2.5.A: Rhode Island Avenue Station Area Planning

Work with WMATA, the local Advisory Neighborhood Commission, local businesses, and the community to ensure that plans for the Rhode Island Avenue Metrorail ~~parking~~ area enhance the surrounding neighborhoods and address issues such as traffic, parking, and station access. 2415.9

2416 UNE-2.6 BROOKLAND/CUA METRO STATION AREA 2416

The Brookland/Catholic University of America (CUA) Metrorail Station is located between the Brookland commercial district (12th Street NE) on the east and the Catholic University/Trinity University campuses on the west. The station is abutted by low-density residential uses on the east, and a mix of light industrial, commercial, and institutional uses on the north, south, and west. Despite the presence of the Metro station, much of the vacant land in the station vicinity is zoned for industrial uses and is currently underutilized. Major property owners include WMATA and Catholic University. 2416.1

The ~~Office of Planning is~~ District Council approved the Brookland/CUA Metro Station Small Area Plan in 2009. The plan ~~scheduled to conduct a comprehensive study of the area surrounding the Metro station during 2006 and 2007, including an assessment of~~ assessed land use and zoning, the retail environment, transit/traffic safety, urban design, cultural tourism, and heritage development. The goal of the ~~study is~~ plan was to guide future development in the station vicinity in a manner that respects the ~~low-density scale of the~~ nearby residential area (particularly the area along 10th St NE and east of 10th Street NE), mitigates parking and traffic impacts, and improves connections to nearby institutions and shopping areas. The plan also laid the groundwork for the vibrant, transit-oriented town center on the west side of the metro station abutting the Catholic University of America campus that we see today. 2416.2

Policy UNE-2.6.1: Brookland/CUA Metro Station Area

Encourage moderate ~~and medium~~-density mixed use development on vacant and underutilized property in the vicinity of the Brookland/CUA Metro station, including the parking lot east of the station. Special care should be taken to ~~protect~~ preserve the existing low-scale residential uses ~~along and east of 10th~~ 13th Street NE, retain the number of bus bays at the station, and develop strategies to deal with overflow parking and cut-through traffic in the station vicinity. 2416.3

Draft Amendments

Policy UNE-2.6.2: Pedestrian and Bicyclist Access

Improve pedestrian and bicyclist safety and access to the Metropolitan Branch Trail and the Brookland Metro station, particularly eastward along Monroe Street (linking to the 12th Street NE shopping area) and Michigan Avenue (linking to Catholic University). 2416.4

Commented [SC10]: We need an analogous section for Florida Avenue NE, even if just to acknowledge the ongoing improvements.

Policy UNE-2.6.3: Long-Term Land Use Changes

Support long-term land use changes on industrially zoned land in the station vicinity, particularly in the area immediately north of Michigan Avenue and in the area to the southwest along 8th Street, consistent with the recommendations in the Brookland/CUA Metro Station Small Area Plan. Consistent with the ~~2006~~ Industrial Land Use Study 2014 Ward 5 Works Industrial Land Transformation Study, the industrially zoned areas within ¼ mile of the Metro station may be considered appropriate for long-term transition to more intense uses, including housing, live-work lofts, artists' studios, and similar uses. 2416.5

Action UNE-2.6.A: Brookland/CUA Metro Small Area Plan

Implement the recommendations of the Brookland/CUA Metro Small Area Plan.

~~Prepare a Small Area Plan for the Brookland Metro station area to provide guidance on the future use of vacant land, buffering of existing development, upgrading of pedestrian connections to Catholic University and 12th Street, urban design and transportation improvements, and the provision of additional open space and community facilities in the area. Ensure that community partners such as Catholic University and CSX are involved in this process.~~ 2416.6

Action UNE-2.6.B: Parking Strategy

Develop a strategy for shared parking and ~~implementation of~~ car-sharing programs separate from ride-hailing in new development so that it addresses the area's transit and pedestrian orientation, ~~and the need for more parking to serve area businesses and residents and prevent spillover into the surrounding low density neighborhoods.~~ 2416.7

2417 UNE 2.7 FORT TOTTEN METRO STATION AREA 2417

The Fort Totten Station is served by the Metrorail Yellow, Green and Red Lines. As the transfer point between two intersecting lines, the station area has strategic importance in plans for the District's growth. Presently, Fort Totten is adjoined by large surface parking lots, industrial uses, and garden apartments. New residential development is taking place east of the station, and several ~~conceptual~~ development projects are under study in different phases of review or construction. The station itself sits within the boundary of the Fort Circle Parks. Fort Totten Park, immediately west of the station, is an important DC historic site

Draft Amendments

and contains the remnants of one of the most important civil-war fortifications in the Fort Circle chain. 2417.1

The large parcels owned by WMATA—located on the east and west sides of the station—present an opportunity for transit-oriented mixed-use development. A strong emphasis should be placed on housing and local-serving retail uses on these sites, with an orientation to the station and connecting bus lines. Zoning in the area already permits medium density mixed use development, ~~and the area has been slated for transit-oriented development in the Comprehensive Plan for more than 20 years.~~ 2417.2

The ~~“Y-intersection”~~ intersection of Riggs Road and South Dakota Avenue is located about one-quarter mile northeast of the station. The Department of Transportation ~~is currently redesigning~~ has reconstructed the intersection to improve ~~safety traffic flow, enhance~~ conditions for pedestrians and vehicles, and make more efficient use of the very large right-of-way. The reconfigured intersection ~~is currently missing basic amenities like sidewalks, curb cuts, and pedestrian signals, making it difficult to navigate on foot. These improvements are being coordinated with~~ has facilitated the redevelopment ~~of planning for~~ adjacent commercial and residential uses along Riggs Road, including the ~~Riggs Plaza Shopping Center~~ Walmart Supercenter between 3rd Street NE and Chillum Place. 2417.3

Policy UNE-2.7.1: Fort Totten Metro Station

Encourage the reuse of WMATA-owned land and other underutilized property in the immediate vicinity of the Fort Totten Metrorail station, focusing on the area bounded by the Fort Circle Parks on the west and south, Riggs Road on the north, and South Dakota Avenue on the east. This area is envisioned as a “transit village” combining ~~medium-high~~ high-density housing, ground floor retail, local-serving office space, new parkland and civic uses, and structured parking. Redevelopment should occur in a way that protects the lower density residences in the nearby Manor South, Michigan Park, and Queens Chapel neighborhoods, and addresses traffic congestion and other development impacts. 2417.4

Policy UNE-2.7.2: Traffic Patterns and Pedestrian Safety

Improve pedestrian access to the Fort Totten Metrorail Station, with a particular emphasis on pedestrian and vehicle safety improvements at the South Dakota/Riggs intersection. 2417.5

Policy UNE-2.7.3: Municipal-Industrial Uses

Retain the established municipal-industrial land uses located to the south of the Fort Totten station (including the Trash Transfer Station on the west side of the ~~station tracks~~ and salt dome on the east side). Guide future development in the vicinity of these activities in a way that does not impede their ability to function. 2417.6

Draft Amendments

Action UNE-2.7.A: ~~Fort Totten Small Area~~ Riggs Road and South Dakota Avenue Area Final Development Plan

Implement the recommendations of the Riggs Road and South Dakota Avenue Area Final Development Plan. (See Rock Creek East Area Element for additional guidance).

~~Prepare an updated study of the Fort Totten/Riggs Road area to more precisely determine the mix of desired land uses; and to address transportation, parking, open space, urban design, and other issues related to the area's future development. The study area for the Small Area Plan should include Riggs Plaza and the adjacent Riggs/South Dakota intersection. 2417.7~~

Action UNE-2.7.B: Riggs Road/South Dakota Avenue Redesign

Reconstruct the intersection at Riggs Road and South Dakota Avenue to improve pedestrian and vehicular safety. Consider opportunities for new development, parkland, and community facilities on the excess right-of-way. **Completed – See Implementation Table.** 2417.8



**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**

February 11, 2020

D.C. Office of Planning
c/o Andrew Trueblood, Director
1100 4th Street SW, Ste. 650
Washington, DC 20024

**RE: 500 Florida Avenue NE - Request to Amend the Future Land Use Map
FLUM Amendment Tracking No. 1358**

In consideration of a request to amend the District's Future Land Use Map filed by the owner of 500 Florida Avenue NE (Square 3590, Lots 13-14) (the "Property"), which is being processed under Tracking No. 1358 (the "Request"), Advisory Neighborhood Commission 5D hereby states as follows:

WHEREAS, the Property is located in the Florida Avenue/Union Market neighborhood and is bound by Florida Avenue NE to the south, 5th Street NE to the west, 6th Street NE to the east, and an alley to the north;

WHEREAS, the Property is improved with a gas station and a one-story building;

WHEREAS, the Future Land Use Map ("FLUM") is part of the District's Comprehensive Plan and is a policy map that guides the intended use of land in the District of Columbia;

WHEREAS, the FLUM currently designates the Property for Medium-Density Residential and Moderate-Density Commercial uses;

WHEREAS, in 2017, the Office of Planning held an "open call" process for FLUM amendments, and the Property owner filed the Request to amend the FLUM from its current designation to a Medium-Density Residential, High-Density Commercial and PDR designation;

WHEREAS, the Office of Planning issued an extension of its "open call" process, which allows ANC's to file resolutions no later than February 14, 2020;

WHEREAS, the Property owner now seeks for the Office of Planning to support the Request;

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
	5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett <i>Chairperson</i>



**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**

WHEREAS, the Property owner's representative presented to ANC 5D at its regularly-scheduled meeting on December 10, 2019 and to ANC 5D's Zoning and Development Subcommittee on January 16, 2020;

WHEREAS, since 2017, the Florida Avenue/Union Market area has changed considerably through zoning approvals of "planned unit developments" and the construction of those buildings;

WHEREAS, the Property remains underutilized in part due to its current FLUM designation, which limits the potential future development of the Property;

WHEREAS, the ANC understands the Request will not change the Property's zoning designation and the Property owner will have to file for a planned unit development and map amendment if it seeks to develop the Property beyond the existing PDR-1 zoning designation;

WHEREAS, the ANC supports the Request because it will facilitate development of the underutilized Property in a similar fashion to many of the mixed-use buildings recently constructed in the Florida Avenue/Union Market area; and

WHEREAS, the ANC finds the proposed Request is consistent with relevant planning documents and policies that encourage high-density development in the Florida Avenue/Union Market area and the provision of more market-rate and affordable housing.

NOW, THEREFORE, BE IT RESOLVED, ANC 5D recommends the Office of Planning approve the Request to amend the District's Future Land Use Map for the Property filed under Tracking Number 1358 and that ANC 5D's recommendation be accorded the great weight provided for in the ANC Act.

Adopted on February 11, 2020, by a vote of 5 in favor, 0 opposed, and 0 abstention at a duly noticed public meeting located in the Edison Building at 371 Morse Street NE, with the matter listed in the notice and a quorum present.

Sincerely,


Chair Clarence Lee
ANC 5D

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
	5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett 5D07: Clarence Lee <i>Chairperson</i>